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April 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 #13
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 #13 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 March 2014.

1. Actions During The Previous Month

- *Remedial Investigation-related Activities:*
 - Preparation of the Remedial Investigation Report continued. The draft report will be submitted in early April.
- *Construction and Remediation-related Activities:*
 - Continued to monitor the presence and nature of groundwater infiltrating into the elevator pit throughout the month of March. Absorbent pads were added as necessary to collect minor amounts of product that seeped into the pit from the bedrock walls in four locations. The pads were placed in a 55-gallon drum for future off-site disposal. The contents of the pit (approximately 5,000 gallons) were removed by NYETECH using two vacuum trucks on March 3 and transported to Industrial Oil in Oriskany, NY for disposal. On March 3 the pit walls were pressure washed and scrubbed using hot water and detergent. A recharge water sample was collected on March 4 and submitted for analyses as required by Monroe County Department of Environmental Services (MCDES) discharge permit regulations. On March 7 MCDES approved the water for discharge and issued short-term discharge permit ST-256. The pit contents



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were discharged to the municipal sewer on March 10. During the period March 4 to March 14, the pit walls were treated with Speedcrete products to plug areas where fluid seeped into the pit. Additionally the walls of the pit were treated with two waterproofing applications. Residual product that collected on the floor of the pit throughout plugging/waterproofing activities was collected with absorbent pads. A water sample was collected on March 28 to satisfy the permit requirements for a discharge event planned for early April.

- On March 13, Nothnagle Drilling installed flush-mounted well boxes over four interior monitoring wells RW-1, RW-2, RW-3, and B108-MW. Modified casing elevations are scheduled to be re-surveyed by Stantec upon completion of the one remaining interior well and the exterior monitoring wells with flush-mounted well boxes.
- On March 21, stockpiled soils were sampled from interior and exterior excavations in accordance with the Contained-In Demonstration (CID) Work Plan previously approved by NYSDEC.
- On March 24, Mr. Todd Caffoe provided verbal approval to proceed with the baseline groundwater monitoring event as proposed in the February 10, 2014 Enhanced Reductive Dechlorination (ERD) Interim Remedial Measures (IRM) Work Plan (WP).
- On March 26 and March 27, the thirteen groundwater monitoring wells that were proposed for sampling in the ERD IRM WP were sampled.

2. Data Received or Generated in the Previous Month

- Laboratory results were received as follows (QA/QC samples are not included in this tally):
 - Wastewater sample LI-EL-W3 for elevator water discharge (March 6); and
 - Stockpile soil samples LI-CID-P10g1 through LI-CID-P10g3, and LI-CID-P10c (March 31).

3. Deliverables Completed and Submitted during the Previous Month

- Submitted Monthly Progress Report No. 12 to NYSDEC on March 10.

4. Actions Scheduled for the Next Reporting Period

The following activities are anticipated to occur in April 2014:

- Completion and submission of the Draft Remedial Investigation Report.
- Preparation and submission of a CID report to the Department for approval to dispose of stockpiled soil sampled in March as non-hazardous waste.



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- Attendance at the Department's BCP meeting in Albany on April 3 for those Volunteers and Participants that are pursuing Certificates of Completion in 2014.
- Obtaining approval from MCDES to discharge water from the elevator pit to the county sewer system.
- Monitoring of construction-related activities, which are expected to include elevator pit dewatering; installation of the Vapor Intrusion Mitigation System in the elevator shaft pit which is expected to begin on or about April 11; off-site disposal of staged soil following CID approval; and final site grading and soil stockpiling in the parking lot area south of the building.
- Obtaining written approval from the Department for the ERD IRM Work Plan.
- Initiation of the ERD groundwater remediation injection activities on April 21.
- Ongoing preparation of the draft Environmental Easement.
- Preparation of portions of the draft IRM Construction Completion Report.

5. Completion, Delays and Future Schedule

Construction delays occurred due to groundwater infiltration of the elevator shaft pit, the 28-day cure time for the waterproofing materials applied to the elevator shaft pit, and winter weather conditions.

Closing

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

Regards,

STANTEC CONSULTING SERVICES INC.

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**ec: Bart Putzig (NYSDEC) Al Floro (Nixon Peabody)
 James Mahoney (NYSDEC) Jonathan Penna (Nixon Peabody)
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