

May 9, 2017

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

Re: Monthly Progress Report
3750 Monroe Avenue, Pittsford, New York
NYSDEC BCP Site #C828187
LaBella Project No. 213131

Dear Mr. Sowers:

LaBella Associates, D.P.C. ("LaBella") is pleased to submit this Monthly Progress Report associated with the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Site (BCP ID No. C828187) located at 3750 Monroe Avenue, Town of Pittsford, Monroe County, hereinafter referred to as the "Site." This Monthly Progress Report discusses activities completed in April 2017, as well as activities planned to be completed in May 2017.

April 2017 Activities Completed

- A soil boring within the Town Court was initially attempted in March 2017 but a concrete structure was encountered several inches below the bottom of the floor slab during that work. It is not clear if this structure is a second slab or a structure associated with utilities. A second attempt at installing this boring a few feet to the north of the first attempt (still within the area of concern) is being coordinated with the tenant.
- A deep well was installed at the Site in April 2017. The well was initially intended to be a bedrock well; however, during installation what had previously been thought to be bedrock at approximately 26-feet (ft) below ground surface (bgs) during prior drilling with smaller drilling rigs was identified as a very hard till. Augering through this till was completed to approximately 39-ft bgs, at which point a monitoring well was installed with screen between 34-ft and 39-ft bgs and a sand pack to 29-ft bgs. A monitoring well construction log will be included in the Remedial Investigation Report, to be submitted under separate cover. Development of this well is planned for May 10, 2017. During installation of the deep well, two (2) soil samples were submitted for laboratory analysis of volatile organic compounds. Laboratory data has not yet been received.
- An amendment to the RIWP regarding sampling of concrete for PCBs was submitted to the NYSDC and NYSDOH on April 20, 2017.
- At this point, all RI activities have been completed with the exception of the following:

- Four (4) interior soil borings – tenant coordination ongoing
- Concrete sampling within the building (sampling plan under development)
- Comprehensive groundwater sampling event
- Hydraulic conductivity testing

May 2017 Planned Activities

- Completion of four (4) interior soil borings. The property owner is currently coordinating with tenants to gain access to areas in which the remaining borings are planned.
- Concrete sampling within building; a work plan amendment for this sampling is currently under development and is anticipated to be submitted to the NYSDEC/NYSDOH for review in mid-April.
- Development of the deep well is planned for May 10, 2017.
- Following installation and development of the bedrock well, a comprehensive groundwater sampling event will be completed.

Laboratory Analytical Data Received

Laboratory data was not received in the month of April 2017.

Approved Activity Modifications (changes of work scope and/or schedule)

The following approved activity modifications have been made during the implementation of the RIWP:

- The location of one (1) interior soil boring was shifted to the eastern Site boundary (i.e., exterior of Site) based on limited interior access in this area.
- The intended bedrock well was converted to a “deep” well based on the lack of bedrock encountered at depth.

Unresolved Delays Encountered or Anticipated

3750 Monroe Avenue Associates and LaBella are coordinating with building tenants to gain access to various locations in the Site building to complete the remaining interior investigation locations.

Activities Undertaken in Support of the Citizen Participation Plan

There were no activities undertaken in support of the Citizen Participation Plan in April 2017.

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If you have any questions, or require additional information, please do not hesitate to contact me at (585) 295-6648 or via email at jgillen@labellapc.com.

Sincerely,

LABELLA ASSOCIATES, D.P.C.



Jennifer M. Gillen
Project Geologist

cc: Lewis Norry – 3750 Monroe Avenue Associates, LLC
Debbie Cervini – Norry Management Corporation
Bridget Boyd – NYSDOH (e-copy only)

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