

December 23, 2021

Danielle Miles
Assistant Engineer
New York State Department of Environmental Conservation
Division of Environmental Remediation
6274 East Avon-Lima Road
Avon, New York 14414

Daniel Tucholski
New York State Department of Health
Bureau of Environmental Exposure Investigation
Corning Tower, Room 1787
Albany, New York 12237

Re: Monthly Progress Report – December 2021
3750 Monroe Avenue
Town of Pittsford, New York 14534
NYSDEC BCP Site No. C828187
LaBella Project No. 213131

Dear Ms. Miles and Mr. Tucholski,

LaBella Associates, D.P.C. (“LaBella”) is pleased to submit this Monthly Progress Report (MPR) for New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Site No. C828187, located at 3750 Monroe Avenue, in the Town of Pittsford, Monroe County, New York, hereinafter referred to as the “Site.” This MPR summarizes activities completed at the Site since the last MPR (October 2021) and upcoming activities planned.

Activities Completed mid-October 2021 through mid-December 2021

- On December 10, 2021, the NYSDEC provided a letter summarizing their comments and requested modifications for the *Remedial Investigation Report* submitted August 9, 2021.
- On December 16, 2021, the NYSDEC provided a letter summarizing their comments and requested modifications for the *Remedial Alternatives Analysis Report* submitted October 11, 2021.

Submitted Documents

- No new documents were submitted during the period of this MPR.

Approved Documents

- No previously submitted documents have been returned as approved during the period of this MPR.

Sampling Results

- No sampling has occurred at the Site during the period covered by this MPR.

Unresolved Delays Encountered or Anticipated

- There are currently no unresolved delays.

Percentage of Completion

- An SSDS is installed and operating within the Site building. A Construction Completion Report (CCR) and an Interim Site Management Plan (ISMP) for the system is established.
- The Remedial Investigation Report and Remedial Alternatives Analysis Report are undergoing modifications based on agency response / comments received in December 2021.

Activities Undertaken in Support of the Citizen Participation Plan

- No activities in support of the CPP have occurred during the period of this MPR.

Activities Planned for December 2021 – January 2022

The following work is planned for December 2021 and January 2022:

- LaBella is preparing the requested modifications to the *Remedial Investigation Report* and *Remedial Alternatives Analysis Report*. The revised reports are expected to be submitted by January 10 and January 17, 2022, respectively.
- Elements of the *Remedial Action Work Plan* are being drafted.

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

Respectfully submitted,

LABELLA ASSOCIATES, D.P.C.



Daniel P. Noll, PE
VP and Project Manager



Drew Brantner
Project Manager

No Attachments

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February 11, 2022

Danielle Miles
Assistant Engineer
New York State Department of Environmental Conservation
Division of Environmental Remediation
6274 East Avon-Lima Road
Avon, New York 14414

Daniel Tucholski
New York State Department of Health
Bureau of Environmental Exposure Investigation
Corning Tower, Room 1787
Albany, New York 12237

Re: Monthly Progress Report – February 2022
3750 Monroe Avenue
Town of Pittsford, New York 14534
NYSDEC BCP Site No. C828187
LaBella Project No. 213131

Dear Ms. Miles and Mr. Tucholski,

LaBella Associates, D.P.C. (“LaBella”) is pleased to submit this Monthly Progress Report (MPR) for New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Site No. C828187, located at 3750 Monroe Avenue, in the Town of Pittsford, Monroe County, New York, hereinafter referred to as the “Site.” This MPR summarizes activities completed at the Site since the last MPR (December 2021) and upcoming activities planned.

Activities Completed late-December 2021 through mid-February 2022

- On January 5, 2022, LaBella submitted the revised *Remedial Investigation Report*, which incorporated NYSDEC comments received on December 10, 2021.
- On January 18, 2022, LaBella provided an update on NYSDEC-requested modifications to the *Remedial Alternative Analysis Report*. Incorporation of requested modifications is ongoing and the revised *Remedial Alternative Analysis Report* is expected to be returned to the NYSDEC for review soon.
- On January 27, 2022, the NYSDEC issued their comments on the revised *Interim Site Management Plan* (ISMP) that had been submitted May 28, 2021. Requested modifications are being incorporated and a revised version of the ISMP will be submitted before the Department’s defined date of February 28, 2022.

Submitted Documents

- The revised *Remedial Investigation Report* was submitted on January 5, 2022.

Approved Documents

- No previously submitted documents have been returned as approved during the period of this MPR.

Sampling Results

- No sampling has occurred at the Site during the period covered by this MPR.

Unresolved Delays Encountered or Anticipated

- There are currently no unresolved delays.

Percentage of Completion

- An SSDS is installed and operating within the Site building. A Construction Completion Report (CCR) and an Interim Site Management Plan (ISMP) for the system is established.
- The *Remedial Investigation Report* is undergoing Department review.
- The *Remedial Alternatives Analysis Report* is undergoing modifications based on agency response / comments received in December 2021.

Activities Undertaken in Support of the Citizen Participation Plan

- No activities in support of the CPP have occurred during the period of this MPR.

Activities Planned for February 2022 – March 2022

The following work is planned for the remainder of February 2022 and March 2022:

- LaBella is finishing the requested modifications to the *Remedial Alternatives Analysis Report*. The revised report is expected to be submitted by February 18, 2022.
- LaBella is preparing the revised ISMP based on requested modifications recently received. The revised plan is expected to be submitted by February 28, 2022.
- Elements of the *Remedial Action Work Plan* are being drafted.

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

Respectfully submitted,

LABELLA ASSOCIATES, D.P.C.



Daniel P. Noll, PE
VP and Project Manager



Drew Brantner
Project Manager

No Attachments



March 21, 2022

Danielle Miles
Assistant Engineer
New York State Department of Environmental Conservation
Division of Environmental Remediation
6274 East Avon-Lima Road
Avon, New York 14414

Daniel Tucholski
New York State Department of Health
Bureau of Environmental Exposure Investigation
Corning Tower, Room 1787
Albany, New York 12237

Re: Monthly Progress Report – March 2022
3750 Monroe Avenue
Town of Pittsford, New York 14534
NYSDEC BCP Site No. C828187
LaBella Project No. 213131

Dear Ms. Miles and Mr. Tucholski,

LaBella Associates, D.P.C. (“LaBella”) is pleased to submit this Monthly Progress Report (MPR) for New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Site No. C828187, located at 3750 Monroe Avenue, in the Town of Pittsford, Monroe County, New York, hereinafter referred to as the “Site.” This MPR summarizes activities completed at the Site since the last MPR (February 2022) and upcoming activities planned.

Activities Completed mid-February 2022 through mid-March 2022

- On February 24, 2022, LaBella submitted the updated / revised *Interim Site Management Plan* (ISMP), which incorporated NYSDEC comments received on January 27, 2022. The document was approved by the NYSDEC in a letter dated March 4, 2022.
- Also on February 24, 2022, LaBella electronically transmitted Appendix 6 of the In Situ Chemical Treatment Pilot Study Package (originally submitted March 2021).
- On March 7, 2022, LaBella submitted the revised *Remedial Alternatives Analysis Report*, which incorporated NYSDEC comments received on December 16, 2021.
- On March 10, 2022, Mr. Dan O’Brien, Esq., of Woods Oviatt Gilman LLP (participant’s attorney) provided the Department a supplemental letter to the *Remedial Alternatives Analysis Report* that addressed the financial assurance portion of the NYSDEC’s comments previously returned.
- On March 14, 2022, LaBella performed site activities related to the annual inspection of the Sub-Slab Depressurization System (SSDS). During the site visit, LaBella discovered that Fan #4 had become disconnected from riser piping on the roof. Discussion with site management

and tenant indicated that the system gauge / panel sounded an alarm on March 7, 2022 after a windstorm, and that the alarm was unplugged at that time. No notice was given to LaBella at that time. Based on the discovery, LaBella contacted Mitigation Tech of Brockport, NY (contractor that installed the SSDS and has made repairs ‘as-needed’ in the past) to setup a repair of Fan #4. Fan #4 was reconnected to the riser piping on March 18, 2022. The system gauge / panel was reset and showed that the system is again operating normally.

Submitted Documents

- The revised *Interim Site Management Plan* was submitted on February 24, 2022.
- The revised *Remedial Alternatives Analysis Report* was submitted on March 7, 2022.

Approved Documents

- The *Interim Site Management Plan* was approved on March 4, 2022.

Sampling Results

- No sampling has occurred at the Site during the period covered by this MPR.

Unresolved Delays Encountered or Anticipated

- There are currently no unresolved delays.

Percentage of Completion

- An SSDS is installed and operating within the Site building. A Construction Completion Report (CCR) and an Interim Site Management Plan (ISMP) for the system are established.
- The *Remedial Investigation Report* is undergoing Department review (submitted January 5, 2022).
- The *Remedial Alternatives Analysis Report* is undergoing Department review (submitted March 7, 2022).

Activities Undertaken in Support of the Citizen Participation Plan

- A copy of the approved ISMP was mailed to the Pittsford Community Library for inclusion in the document repository on March 4, 2022.
- A copy of the approved ISMP was delivered to the on-site repository (Town Court office) on March 14, 2022.

Activities Planned for March 2022 – April 2022

The following work is planned for the remainder of March 2022 and April 2022:

- In accordance with the ISMP, the Annual Inspection Report (AIR) for the SSDS is being prepared.
- Elements of the *Remedial Action Work Plan* are being drafted and the document is expected to be submitted in April.



NYSDEC – Ms. Danielle Miles
Monthly Progress Report – March 2022
BCP Site No. C828182

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

Respectfully submitted,

LABELLA ASSOCIATES, D.P.C.



Daniel P. Noll, PE
VP and Project Manager



Drew Brantner
Project Manager

No Attachments

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April 15, 2022

Danielle Miles
Assistant Engineer
New York State Department of Environmental Conservation
Division of Environmental Remediation
6274 East Avon-Lima Road
Avon, New York 14414

Daniel Tucholski
New York State Department of Health
Bureau of Environmental Exposure Investigation
Corning Tower, Room 1787
Albany, New York 12237

Re: Monthly Progress Report – April 2022
3750 Monroe Avenue
Town of Pittsford, New York 14534
NYSDEC BCP Site No. C828187
LaBella Project No. 213131

Dear Ms. Miles and Mr. Tucholski,

LaBella Associates, D.P.C. (“LaBella”) is pleased to submit this Monthly Progress Report (MPR) for New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Site No. C828187, located at 3750 Monroe Avenue, in the Town of Pittsford, Monroe County, New York, hereinafter referred to as the “Site.” This MPR summarizes activities completed at the Site since the last MPR (March 2022) and upcoming activities planned.

Activities Completed mid-March 2022 through mid-April 2022

- As reported in the last MPR, on March 14, 2022, LaBella performed site activities related to the annual inspection of the Sub-Slab Depressurization System (SSDS). During the site visit, LaBella discovered that Fan #4 had become disconnected from riser piping on the roof. Discussion with site management and tenant indicated that the system gauge / panel sounded an alarm on March 7, 2022 after a windstorm, and that the alarm was unplugged at that time. No notice was given to LaBella at that time. Based on the discovery, LaBella contacted Mitigation Tech of Brockport, NY (contractor that installed the SSDS and has made repairs ‘as-needed’ in the past) to setup a repair of Fan #4. Fan #4 was reconnected to the riser piping on March 18, 2022. The system gauge / panel was reset and showed that the system is again operating normally.
- As a follow-up to site assessment activities related to the annual inspection of the SSDS, LaBella visited the Site on April 14, 2022, to conduct pressure field extension (PFE) monitoring. One of the PFE monitoring points was found to be inaccessible due to recent building renovations, and a second point was not usable due to blockage. The remaining PFE

monitoring results at the periphery of the SSDS footprint exhibited less influence than normal. As a result, LaBella and Mitigation Tech are scheduling additional tasks to keep the site and system in compliance (i.e., install new monitoring points where previous points are inaccessible and/or unusable, inspect piping integrity, etc.). Work is expected to occur the week of April 17.

Submitted Documents

- No documents or reports were submitted during the reporting period.

Approved Documents

- No documents were approved during the reporting period.

Sampling Results

- No analytical sampling has occurred at the Site during the period covered by this MPR.

Unresolved Delays Encountered or Anticipated

- There are currently no unresolved delays.

Percentage of Completion

- An SSDS is installed and operating within the Site building. A Construction Completion Report (CCR) and an Interim Site Management Plan (ISMP) for the system are established.
- The *Remedial Investigation Report* is undergoing Department review (submitted January 5, 2022).
- The *Remedial Alternatives Analysis Report* is undergoing Department review (submitted March 7, 2022).

Activities Undertaken in Support of the Citizen Participation Plan

- No activities related to the Citizen Participation Plan occurred during the reporting period.

Activities Planned for April 2022 – May 2022

The following work is planned for the remainder of April 2022 and May 2022:

- In accordance with the ISMP, the Annual Inspection Report (AIR) for the SSDS is being prepared. Further assessment of the SSDS is being conducted (as reported above). The findings of the assessment will be reported in the AIR.
- The *Remedial Action Work Plan* continues to be drafted and the document is expected to be complete within the next 30 days.



NYSDEC – Ms. Danielle Miles
Monthly Progress Report – April 2022
BCP Site No. C828182

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

Respectfully submitted,

LABELLA ASSOCIATES, D.P.C.



Daniel P. Noll, PE
VP and Project Manager



Drew Brantner
Project Manager

No Attachments

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May 26, 2022

Danielle Miles
Assistant Engineer
New York State Department of Environmental Conservation
Division of Environmental Remediation
6274 East Avon-Lima Road
Avon, New York 14414

Daniel Tucholski
New York State Department of Health
Bureau of Environmental Exposure Investigation
Corning Tower, Room 1787
Albany, New York 12237

Re: Monthly Progress Report – May 2022
3750 Monroe Avenue
Town of Pittsford, New York 14534
NYSDEC BCP Site No. C828187
LaBella Project No. 213131

Dear Ms. Miles and Mr. Tucholski,

LaBella Associates, D.P.C. (“LaBella”) is pleased to submit this Monthly Progress Report (MPR) for New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Site No. C828187, located at 3750 Monroe Avenue, in the Town of Pittsford, Monroe County, New York, hereinafter referred to as the “Site.” This MPR summarizes activities completed at the Site since the last MPR (April 2022) and upcoming activities planned.

Activities Completed mid-April 2022 through May 2022

- The Remedial Alternatives Analysis (RAA) Report was conditionally approved by the NYSDEC in a letter dated April 18, 2022 (see *Approved Documents* below).
- As reported in the last MPR, LaBella previously visited the Site on April 14, 2022, to conduct pressure field extension (PFE) monitoring as part of the annual monitoring requirements of the Sub-Slab Depressurization System (SSDS), as described in the Interim Site Management Plan (ISMP). One of the PFE monitoring points was found to be inaccessible due to recent building renovations, and a second point was not usable due to blockage. The remaining PFE monitoring results at the periphery of the SSDS footprint exhibited less influence than normal. As a result, LaBella and Mitigation Tech (Contractor that installed the SSDS) conducted additional investigation activities on April 20, 2022. The following is a summary of activities and findings of the April 20, 2022 SSDS investigation:
 - PFE monitoring point CXMP-1 was found to be no longer usable as a result of building renovations. A new monitoring point in the immediate vicinity of the former CXMP-1 was installed and pressure differential was measured from the new point. The result was satisfactory (-0.028” wc).
 - PFE monitoring point CXMP-13 has become lost as a result of building renovations. A new monitoring point in the nearest available vicinity of the former CXMP-13 was

- installed and pressure differential was measured from the new point. The result was satisfactory (-0.274" wc).
- To further confirm adequate pressure differential in the northeastern area of the SSDS footprint (where the most recent round of building renovations have occurred), pressure differential was measured from historical PFE monitoring point CXMP-11 and a new monitoring point was installed in the vicinity of CXMP-11. The results of measurements from each monitoring point were satisfactory (-0.018" wc and -0.011" wc, respectively).
 - PFE monitoring point VTMP-3 (Alternate) was found to be unusable. A new monitoring point in the immediate vicinity of VTMP-3 (Alternate) and the former VTMP-3 proper was installed and pressure differential was measured from the new point. The result was satisfactory (-0.034" wc).
 - PFE monitoring point MXMP-4 exhibited little (and fluctuating) pressure differential (-0.002" wc to -0.004" wc). Three additional test points were installed in areas surrounding MXMP-4 to obtain additional data for interpreting the PFE monitoring results. The additional test points exhibited similar results (-0.001" wc to -0.003" wc).
 - It is notable that, although the pressure differential in the area of MXMP-4 is at or slightly less than the target value of -0.004" wc, there does remain negative pressure in this area at this time. It is also notable that this area is on the edge and outside of the design footprint of SSDS, which was focused on the area of the subsurface VOC plume.
 - This area will continue to be monitored annually to further evaluate trends in pressure differential / influence in this area.
 - To further investigate pressure differential in the southeastern area of the SSDS footprint, pressure differential was measured from historical PFE monitoring point MXMP-2. The result of measurement from MXMP-2 was satisfactory (-0.320" wc).
 - PFE monitoring point DCMP-1 was found to be unviable, and multiple new monitoring points in the immediate vicinity of DCMP-1 were installed. No measurable pressure differential / influence was observed in the area of DCMP-1. Mitigation Tech manually manipulated flow valves on the SSDS risers in an effort to achieve coverage of this area, but the efforts were unsuccessful.
 - It is notable that the area of DCMP-1 is unoccupied. It is also notable that during the installation of the SSDS in 2015-2016 this area of the building was not included due to accessibility and safety restrictions and the fact that the area is unoccupied.
 - LaBella and Mitigation Tech are continuing to evaluate available options for increasing system influence in the unoccupied area surrounding DCMP-1.
 - Further description, evaluation/summary, and remedy will be provided in the Annual Inspection Report (AIR).
 - The Attached Figure 1 illustrates current SSDS Extraction Points and PFE Test Point Locations.
- A meeting between the Attorney representing the Participant (Mr. Dan O'Brien, Esq. of Woods Oviatt Gillman LLP), LaBella, and the NYSDEC occurred on May 18, 2022. The focus of the meeting was on the conditional terms of the RAA approval (i.e., Financial Assurance). Additional historical document review is being completed by the Attorney prior to further discussion of Financial Assurance requirements.
 - On May 23, 2022, it was reported that SSDS Fan #4 was in alarm. LaBella visited the site on May 24, 2022 to inspect and determined that Fan #4 was not operating. The fan was restarted, and the system returned to proper functionality.



Submitted Documents

- No documents or reports were submitted during the reporting period.

Approved Documents

- The Remedial Alternatives Analysis (RAA) Report, dated March 7, 2022, was conditionally approved by the NYSDEC in a letter dated April 18, 2022.
 - The approval letter noted the NYSDEC's position on Financial Assurance as it relates to the project. The potential requirements of Financial Assurance remains an item under review and discussion between the parties.

Sampling Results

- No analytical sampling has occurred at the Site during the period covered by this MPR.

Unresolved Delays Encountered or Anticipated

- There are currently no unresolved delays.

Percentage of Completion

- An SSDS is installed and operating within the Site building. A Construction Completion Report (CCR) and an Interim Site Management Plan (ISMP) for the system are established.
- The *Remedial Investigation Report* is undergoing Department review (submitted January 5, 2022).
- A *Remedial Alternatives Analysis Report* has been conditionally approved by the Department.

Activities Undertaken in Support of the Citizen Participation Plan

- No activities related to the Citizen Participation Plan occurred during the reporting period.

Activities Planned for June 2022

The following work is planned for June 2022:

- In accordance with the ISMP, the Annual Inspection Report (AIR) for the SSDS is being prepared, with consideration of the results of further assessment of the SSDS recently conducted (as reported above). The complete findings of the assessment will be reported in the AIR.
- The *Remedial Action Work Plan* is being drafted and will soon be submitted for Department review.



NYSDEC – Ms. Danielle Miles
Monthly Progress Report – May 2022
BCP Site No. C828182

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

Respectfully submitted,

LABELLA ASSOCIATES, D.P.C.



Daniel P. Noll, PE
VP and Project Manager



Drew Brantner
Project Manager

Attachment

Figure 1 – SSDS Extraction Points & PFE Test Point Layout (As of April 2022)

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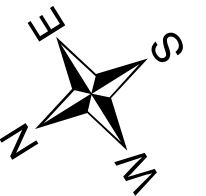


BCP Site # C828187

3750 Monroe Avenue
Pittsford, New York

SSDS Extraction Points
&
PFE Test Point Layout

(As of April 2022)



0 80 Ft.

1 inch = 55 feet

Intended to print as 11" x 17".

213131

FIGURE 1

LEGEND

● PFE Monitoring Point Locations (Part of the Annual Inspection Program)

● Historical PFE Monitoring Point Locations (No Longer Monitored)

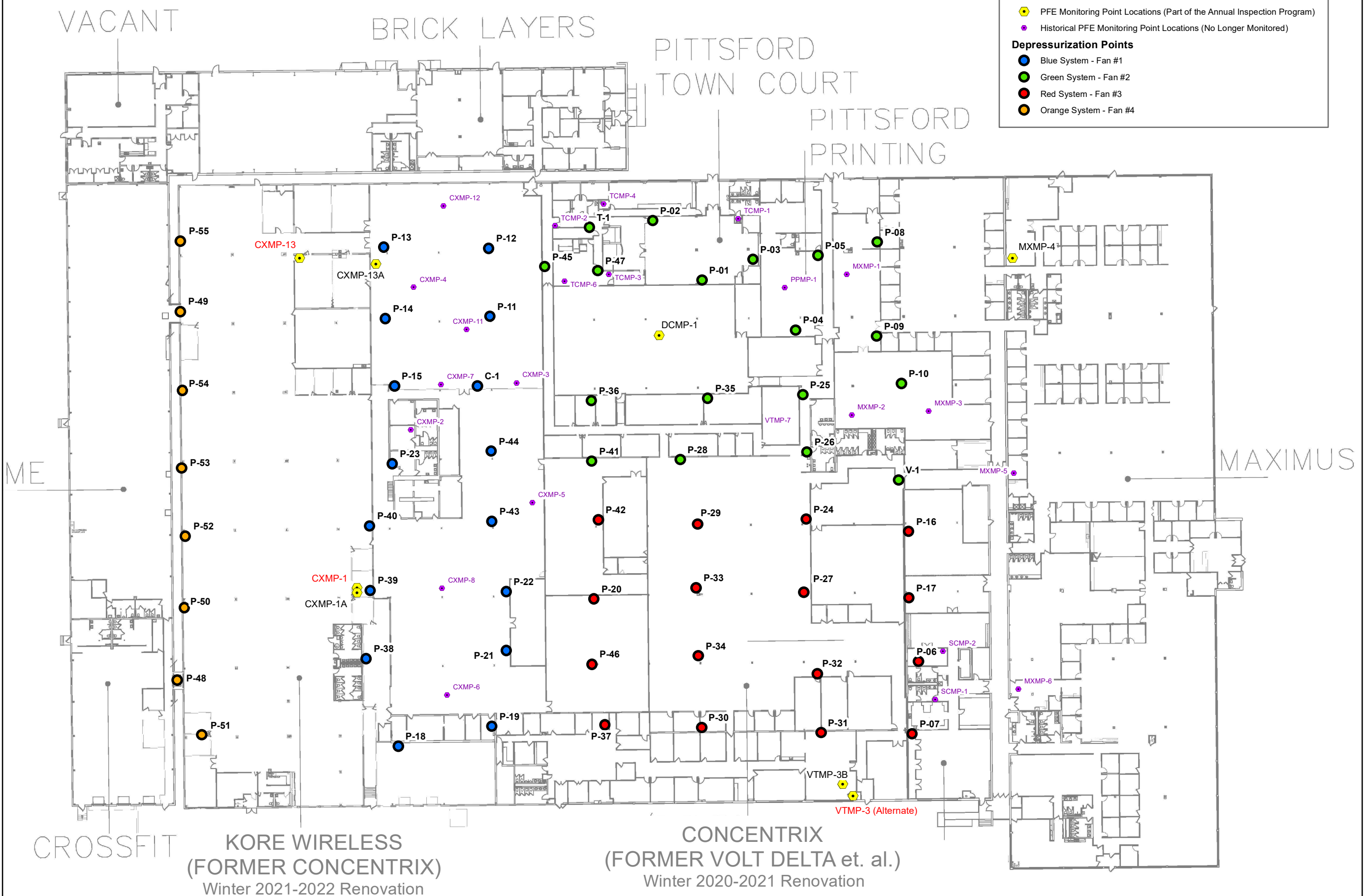
Depressurization Points

● Blue System - Fan #1

● Green System - Fan #2

● Red System - Fan #3

● Orange System - Fan #4



NOTE: Interior layout and walls are taken from aged plans. Wall locations may be different than shown and should be considered approximate. Historical PFE Monitoring Point Locations may not remain and should be considered approximate.

FULL BUILDING FLOOR PLAN
NOT TO SCALE

Floor Plan

