

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Region 8
6274 East Avon-Lima Road, Avon, NY 14414-9516
P: (585) 226-5353 | F: (585) 226-8139
www.dec.ny.gov

June 26, 2015

Mr. Lewis Norry
3750 Monroe Avenue Associates, LLC
c/o Norry Management Corporation
1465 Monroe Avenue
Rochester, New York 14618

Dear Mr. Norry:

**Subject: 3750 Monroe Avenue, Site #C828187
Interim Remedial Measures Work Plan:
Supplemental Work Plan – June 26, 2015
Town of Pittsford, Monroe County**

The New York State Department of Environmental Conservation (the Department) has completed its review of the June 26, 2015 email and associated attachments from Kyle Miller of LaBella Associates, D.P.C. with the subject “RE: 3750 Monroe Ave SSDS Data Package” (the Supplemental Work Plan). The Supplemental Work Plan is an addendum to the document entitled “*Interim Remedial Measures Work Plan: Sub-Slab Depressurization System Installation*” (the IRM Work Plan) dated October 2014 and approved on November 5, 2014 for the 3750 Monroe Avenue site located in the Town of Pittsford. In accordance with 6 NYCRR Part 375-1.6, the Department has determined that the Supplemental Work Plan, with modifications and clarifications, substantially addresses the requirements of the Brownfield Cleanup Agreement. The modifications and clarifications are outlined as follows:

1. In accordance with the approved IRM Work Plan, post-startup air samples will be collected 45-days after startup of the sub-slab depressurization system and during the heating season. The Supplemental Work Plan addresses the 45-days after startup sampling event. A post-startup air sampling event will also be completed early during the 2015-2016 heating season (mid-November 2015 to December 15, 2015).
2. The 45-days after startup sample results will be used to determine if additional action is needed prior to the collection of the heating season samples. Pending the results, the heating season samples will act as “endpoint” samples to confirm the effectiveness of the interim remedial measures.
3. The number and location of post-startup air samples collected during the heating season, as well as the sampling schedule, will be re-evaluated and modified (if necessary) based on the results of the 45-days after startup samples, the extent

of the sub-slab vacuum field, and other data available at the time of the heating season sampling event. Any changes to the sampling plan must be approved by the Department.

With the understanding that the above noted modifications are agreed to, the Supplemental Work Plan is hereby approved.

If you choose not to accept the Department's modifications, you are required to notify this office within 20 days after receipt of this letter or 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.

Based on the schedule provided in the Supplemental Work Plan, the sampling will be completed on June 28 and 29, 2015.

Thank you for your cooperation in this matter and please contact me at (585) 226-5357 if you have any questions regarding these modifications.

Sincerely,

A handwritten signature in cursive script that reads "Frank Sowers".

Frank Sowers, P.E.
Environmental Engineer 2

ec:

James Mahoney
Dan Noll
Jennifer Gillen
Kyle Miller
Frank Ricotta
Bridget Boyd
John Frazer
Rachel Rosen
James Pronti

Sowers, Frank (DEC)

From: Miller, Kyle <kmill@LaBellaPC.com>
Sent: Friday, June 26, 2015 11:00 AM
To: Sowers, Frank (DEC); dnoll@LABELLAPC.com
Cc: Boyd, Bridget (HEALTH); Gillen, Jennifer; Rachel Rosen; Mahoney, James W (DEC); Aquilina, Ann
Subject: RE: 3750 Monroe Ave SSDS Data Package
Attachments: FirstCut_PermanentPoints (2) pdf - Adobe Acrobat Pro.pdf

Good morning,

Per the discussions and conclusions from our conference call yesterday, Dan and I have generated the attached scope of work summary, with proposed sampling locations, and the schedule below for the implementation of the First Round of Indoor Air and Sub-Slab Sampling, per Section 5.3.1 of the IRM Work Plan.

Sampling on Sunday 6/28 will be in the Concentrix tenant space, which today also includes some former VoltDelta floor space. Deployment of two (2) pairs of sub-slab/indoor air samplers and three (3) indoor air samplers are planned. An outdoor air sample will also be collected.

Sampling on Monday 6/29 will address the rest of the proposed sampling locations. Deployment of four (4) pairs of sub-slab/indoor air samplers (Bricklayer's Union, Turftime, Maximus, and, perhaps, the Town Sr. Ctr. Tenant spaces) and one (1) indoor air sampler are planned. An outdoor air sample will also be collected.

Please note the following:

1. The definition of SSDS influence was defined in the approval letter as -0.004 "WC or greater.
2. My Town Sr. Ctr. contact indicates that there will be a Zumba class in the community/lunch room from 10:30 to 11:15 a.m., during which they will likely open the outside door and run a fan during this hot/sweaty activity. This ventilation will be during sample collection, so if you feel that this may compromise the indoor air sample, should we plan to set up this pair of sub-slab/indoor air samplers in the Maximus space? (i.e., should I sample at Maximus PFE point MXMP-6 without regard to findings of SSDS influence beneath the community/lunch room?).
3. I have not made contact for access yet with the Turftime tenant space. I understand from their voice mail greeting that Turftime is "closed for the season" until November 1st. I will continue to attempt to arrange access to Turftime for Monday 6/29.

Thank you,
Kyle

Kyle R. Miller

Sr. Environmental Analyst
Direct: 585-295-6295 | kmill@labellapc.com

LABELLA ASSOCIATES, D.P.C.

300 State Street, Rochester, NY 14614
Office: 585-454-6110
labellapc.com

Relationships. Resources. Results.

From: Sowers, Frank (DEC) [mailto:frank.sowers@dec.ny.gov]
Sent: Thursday, June 25, 2015 10:59 AM
To: Noll, Dan
Cc: Boyd, Bridget (HEALTH); Gillen, Jennifer; Rachel Rosen; Miller, Kyle; Mahoney, James W (DEC); Aquilina, Ann
Subject: RE: 3750 Monroe Ave SSDS Data Package

Thanks. Attached is a first cut at permanent vacuum monitoring points for discussion purposes.

Frank Sowers, P.E.

Environmental Engineer 2, Division of Environmental Remediation

New York State Department of Environmental Conservation

6274 East Avon-Lima Rd, Avon, NY 14414

P: (585) 226-5357 | F: (585) 226-8139 | frank.sowers@dec.ny.gov

www.dec.ny.gov |  | 

From: Noll, Dan [mailto:dnoll@LaBellaPC.com]
Sent: Thursday, June 25, 2015 10:55 AM
To: Sowers, Frank (DEC)
Cc: Boyd, Bridget (HEALTH); Gillen, Jennifer; Rachel Rosen; Miller, Kyle; Mahoney, James W (DEC); Aquilina, Ann
Subject: RE: 3750 Monroe Ave SSDS Data Package

Frank – I can make 2pm work

Call in Number 877-919-9709, Passcode 0365608

Dan Noll, PE

Environmental Engineer

Direct: 585-295-6611 | dnoll@labellapc.com

From: Sowers, Frank (DEC) [mailto:frank.sowers@dec.ny.gov]
Sent: Thursday, June 25, 2015 10:25 AM
To: Noll, Dan
Cc: Boyd, Bridget (HEALTH); Gillen, Jennifer; Rachel Rosen; Miller, Kyle; Mahoney, James W (DEC); Aquilina, Ann
Subject: RE: 3750 Monroe Ave SSDS Data Package

Dan,

Bridget and I are available at 2:00 this afternoon. Please verify that works for you. Also let us know the logistics (call in number ?).

I think the agenda is:

1. Indoor air sample locations (at the moment I see no reason to modify these from Figure 5 of the IRM Work Plan (attached)).
2. Sub-slab Soil Vapor + Indoor Air sample locations (Some of these probably do need to be moved. If you have any suggestions on this please put those on a figure and send before the meeting).
3. Sampling shedule
4. Permanent sub-slab vacuum monitoring points (I will try to put a list together by 2:00 to start the discussion).

Thanks.

Frank Sowers, P.E.

Environmental Engineer 2, Division of Environmental Remediation

New York State Department of Environmental Conservation

6274 East Avon-Lima Rd, Avon, NY 14414

P: (585) 226-5357 | F: (585) 226-8139 | frank.sowers@dec.ny.gov

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From: Noll, Dan [<mailto:dnoll@LaBellaPC.com>]

Sent: Wednesday, June 24, 2015 7:02 PM

To: Sowers, Frank (DEC)

Cc: Boyd, Bridget (HEALTH); Gillen, Jennifer; Rachel Rosen; Miller, Kyle; Mahoney, James W (DEC); Aquilina, Ann

Subject: FW: 3750 Monroe Ave SSDS Data Package

Frank,

As requested, please find attached the following:

- Figure with Interior layout with SSDS vent points and PFE monitoring points
- Figure with Interior layout with SSDS vent points and PFE monitoring points and overlay of PFE modeling
- Table with PFE points and testing completed

If you have time to discuss tomorrow I'd like to select testing locations with you and Bridget. I'm available anytime tomorrow morning except 10-11am.

Kyle has been working with the tenants on access for the sampling and may be able to complete as early as this Friday/Saturday (6/26 & 6/27) but that may be pushing it with working out details and getting sampling supplies.

Regards,

Dan

Dan Noll, PE

Environmental Engineer

Direct: 585-295-6611 | dnoll@labellapc.com

From: Aquilina, Ann
Sent: Wednesday, June 24, 2015 5:19 PM
To: Noll, Dan
Subject: 3750 Monroe Ave SSDS Data Package

Dan,

Attached are updated sub-slab pressure contours and data.

Ann Aquilina

Environmental Engineer

Direct: 585-295-6289 | aaquilina@labellapc.com

LABELLA ASSOCIATES, D.P.C.

300 State Street, Rochester, NY 14614

Office: 585-454-6110

labellapc.com

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BCP #C828187

3750 Monroe Avenue

Sub Slab
Depressurization System
Pressure Field Extension
Testing Radius of Influence

June 2015

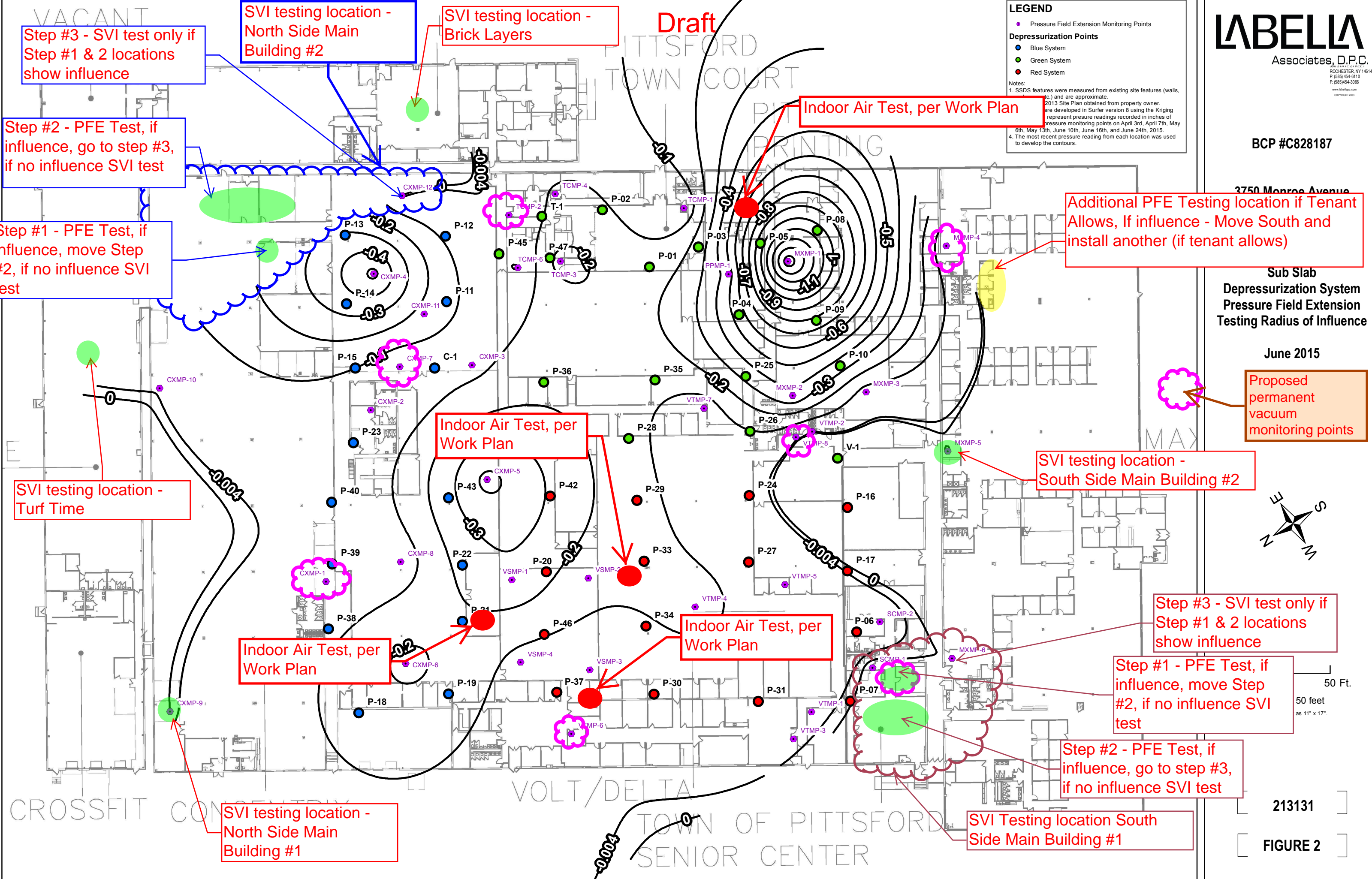
Proposed permanent vacuum monitoring points

LEGEND

- Pressure Field Extension Monitoring Points
- Depressurization Points
 - Blue System
 - Green System
 - Red System

Notes:
1. SSDS features were measured from existing site features (walls, etc.) and are approximate.
2. 2013 Site Plan obtained from property owner.
3. Contours were developed in Surfer version 8 using the Kriging method.
4. Contours represent pressure readings recorded in inches of water at the following pressure monitoring points on April 3rd, April 7th, May 6th, May 13th, June 10th, June 16th, and June 24th, 2015.
5. The most recent pressure reading from each location was used to develop the contours.

Draft



Step #3 - SVI test only if Step #1 & 2 locations show influence

SVI testing location - North Side Main Building #2

SVI testing location - Brick Layers

Step #2 - PFE Test, if influence, go to step #3, if no influence SVI test

Indoor Air Test, per Work Plan

Step #1 - PFE Test, if influence, move Step #2, if no influence SVI test

Additional PFE Testing location if Tenant Allows, If influence - Move South and install another (if tenant allows)

Indoor Air Test, per Work Plan

SVI testing location - Turf Time

SVI testing location - South Side Main Building #2

Indoor Air Test, per Work Plan

Indoor Air Test, per Work Plan

Step #3 - SVI test only if Step #1 & 2 locations show influence

Step #1 - PFE Test, if influence, move Step #2, if no influence SVI test

Step #2 - PFE Test, if influence, go to step #3, if no influence SVI test

SVI testing location - North Side Main Building #1

SVI Testing location South Side Main Building #1

213131

FIGURE 2

Path: J:\Nory Management Corp\213131 - BCP Application 3750 Monroe Ave\Drawings\IRM Work Plan\Completed System\SSDS Contours May-June 2015.mxd