NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Region 8
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May 18, 2023

Bonitatem LLC
Michael J. Piehler
770 Panorama Trail South
Rochester, NY 14625

Re: Interim Remedial Measures
Work Plan Cover System
1560 Lake Avenue
Site No.: C828213
City of Rochester, Monroe (C)

Dear Mr. Piehler:

The New York State Department of Environmental Conservation (Department) in conjunction with the New York State Department of Health (NYSDOH) have completed a review of the Interim Remedial Measures Work Plan Cover System (Work Plan) dated February 24, 2023, for the 1560 Lake Avenue Site (Site) located at 1560 Lake Avenue, Rochester, New York. Based on the information presented in the Work Plan, the Work Plan is conditionally approved based on the clarifications, and modifications presented below.

1. Update the project manager (PM) from Tasha Mumbrue to Joshua Ramsey, with the appropriate contact information.

2. To date the Department and the NYSDOH have not received, reviewed, and accepted the Remedial Investigation Report for the Site. All assumptions and conclusions presented in this document are solely those of the consultant(s) and are subject to change upon Department and NYSDOH interpretation of the environmental data collected as part of the remedial investigation.

3. The Department understands that a qualified environmental professional as defined in 6 NYCRR Part 375, a P.E. who is licensed and registered in NYS, or a qualified person who reports directly to the P.E. who is licensed and registered in NYS will be on-site for all excavation activities including but not limited to the movement of soil/fill material, cover installation activities, and export and/or import activities.

4. Section 1.0, Page 1: The Bonitatem LLC executed the BCA with the Department and the IRMWP was prepared on behalf of Bonitatem LLC. The City of Rochester has not executed a BCA with the Department for the Site.

5. Section 5.0, Page 4-5: The Department understands that the installed cover system will meet the Department's current standards and guidelines as well as will meet restricted commercial use of the Site. The Department understands that asphalt in the 1st paragraph of this section is referring to the existing competent asphalt at the Site. The Department understands that the use of the term "clean cover" means any material imported to the Site for cover material will meet the Department's requirements for import. The Department understands that the current updated Request to Import/Reuse Fill or Soil form on the Department's public website will be submitted to the DER PM with all supporting documentation.

6. Section 5.0, #1 Former Building/Vegetated Area: The Department understands that imported gravel material will meet the Department's current import requirements and will be approved by the DER PM prior to import to the Site. The Department understands that the vegetative material removed from the areas referenced will be disposed off-site and will not be reused on-site.

7. Section 5.0, #2 Competent Asphalt Area: The Department understands that if there are cracks, etc. in the asphalt material those areas will be repaired to achieve impervious cover that meets the Department cover requirements.

8. Section 5.0, #3 Asphalt Areas Requiring Repair: The Department understands that all vegetative material will be removed and disposed off-site. The Department understands that all cracks, etc. will be repaired to achieve impervious cover that meets the Department's cover requirements. The Department understands that the referenced gravel cover will meet the Department's current import requirements, the Department's current request form referenced above will be submitted to the DER PM, and DER PM approval will be obtained prior to import of the material.

9. Section 5.0, #4 Deteriorated Asphalt Areas: The Department understands that the referenced gravel cover will meet the Department's current import requirements, the Department's current request form referenced above will be submitted to the DER PM, and DER PM approval will be obtained prior to import of the material. The deteriorated asphalt can be used as a demarcation layer if there is a distinct clear layer of asphalt. If not, then a demarcation layer must be placed.

10. Section 5.0, Existing Berm/Vegetated Area: The Department understands that the soil/fill material within the areas referenced in the Work Plan will be placed in #1 Former Building/Vegetated Area. The Department understands that all vegetated material (e.g., trees, shrubs, plants) in the areas referenced will be removed and staged on-site for off-site disposal. The Department understands that the material removed will be placed underneath a demarcation layer with 1 foot of imported material approved by the DER PM placed on the demarcation layer.

11. Section 5.0, Demarcation Layer: The Department understands that the final compacted cover material will meet the Department's 1 foot requirement for restricted commercial use.

12. Section 5.0, Cover Material: The Department understands that DER PM approval will be obtained prior to the importation of a soil/fill material to the Site. See previous comments regarding the request to import form and documentation.

13. Section 5.0, Monitoring Wells: The Department understands that all the Site's groundwater monitoring wells will be extended to the new grade of the Site after the installation of the cover system. All modifications to the existing groundwater monitoring wells will be completed in accordance with the current standards and guidelines, surveyed by a NYS licensed surveyor in good standing with the NYS Department of Education, will be documented in the Site's Construction Completion Report (CCR) (e.g., text, Site figures, construction logs), and revised groundwater construction logs will be prepared to reflect the modified groundwater monitoring wells. Any groundwater monitoring wells damaged during the cover installation will be repaired or reinstalled as per the Site's ISMP and DER PM approval.

14. Section 5.0, Data Deliverables and Validation: The laboratory will be an ELAP certified laboratory to conduct the analysis. The data usability summary report (DUSR) will be completed in accordance with DER-10. The DUSRs will be provided in the Site's CCR.

15. Section 6.0: The Department understands that any fencing removed for or damaged during the removal actions presented in the Existing Berm/Vegetated Areas will be replaced in-kind.

16. Section 7.0: The Department understand that the Site workers will be 40 hr. HAZWOPER trained and will have current 8 hr. refresher certifications. Certificates will be made available upon request of the Department and/or NYSDOH.

17. Section 8.0: The Department understands that the Community Air Monitoring Plan (CAMP) will be implemented for all ground intrusive activities and for all movement of any soil/fill material around the Site.

18. Section 9.0, C-1 Notification: In addition to the information presented in the Site's Interim Site Management Plan (ISMP), the Department understands that the 15-day notification will be provided to the DER PM Joshua Ramsey and DER PM's Supervisor Charlotte Theobald.

19. Section 9.0, C-2 Soil Screening Methods: In addition to the information presented in the Site's ISMP, the Department understands that a PID screening level of 10 ppm will be used for the segregation of soil/fill material. Soil screening will be conducted by a qualified environmental professional as defined in 6 NYCRR Part 375, a PE who is licensed and registered in New York State, or a qualified person who directly reports to a PE who is licensed and registered in New York State will perform the screening. Any soil/fill exhibiting impacts based on field screening will be segregated and staged on-site in accordance with C-3.

20. Section 9.0, C-3 Soil Staging Methods: In addition to the information presented in the Site's ISMP, staged soil/fill material will be staged on and covered with a minimum of 12-mil poly sheeting.

21. Section 9.0, C-4 Material Excavation and Load-Out: In addition to the information presented in the Site's ISMP, a qualified environmental professional as defined in 6 NYCRR Part 375, a PE who is licensed and registered in New York State, or a qualified person who directly reports to a PE who is licensed and registered in New York State will oversee all invasive work and the excavation and load-out of all excavated material. A site utility stakeout will be completed for all utilities prior to any ground intrusive activities at the Site. Trucks transporting contaminated soil/fill material must have either tight-fitting opaque covers that are secured on the sides and/or back, or opaque covers that are locked on all sides. Material accumulated from the street cleaning and egress cleaning activities will be disposed off-site at a permitted landfill facility in accordance with all applicable local, State, and Federal regulations.

22. Section 9.0, C-5 Materials Transport Off-site: The Site's current ISMP language *"Material transported by trucks exiting the site will be secured with tight-fitting covers."* will be replaced with *"Material transported by trucks exiting the site will be secured with either tight-fitting opaque covers that are secured on the sides and/or back, or opaque covers that are locked on all sides."*

23. Section 9.0, C-6 Materials Disposal Off-site: The Site's current ISMP language *"All material excavated and removed from the site will be treated as contaminated and regulated material and will be transported and disposed in accordance with all local, State, and Federal regulations.",* will be replaced with *"All material excavated and removed from the site will be treated as contaminated and regulated material and will be transported and disposed off-site in a permitted facility in accordance with all local, State and Federal regulations."* All formal requests are to be made the Department project manager for review and approval. The reference for New York State C&D debris recovery facility will be 6 NYCCR Subpart 361-15 registered or permitted facility.

24. Section 9.0, C-7 Materials Reuse On-site: The Department understands that the qualified environmental professional will be as defined in 6 NYCRR Part 375. In addition to the information presented in the Site's current ISMP, contaminated on-site material may only be used beneath the site cover as backfill for subsurface utility lines with prior approval from the DEC project manager.

    The Department understands that material that exhibits evidence of impacts based on field screening will be analyzed for the full suite analytical parameters including per- and polyfluoroalkyl substances (PFAS) and 1,4-dioxane to be reused on the Site. DER project manager approval will be obtained prior to reuse on the Site. The Department understands that the material exhibiting evidence of impacts based on field screening will be staged as presented in C-3 and the associated comments presented above.

The Department understands that all soil/fill material will be placed below a demarcation layer.

The use of vegetative material as fill material is not acceptable and will be disposed off-site. As per the Site's current ISMP, organic matter (wood, roots, stumps, etc.) or other solid waste derived from clearing and grubbing of the site will not be reused on-site.

In addition to the information presented in C-7 of the Site's ISMP, the Department understands that approvals for modifications to the analytical parameters must be obtained from the DER project manager prior to the sampling event.

In addition to the information presented in C-7 of the Site's ISMP, the Department understands that soil/fill material for reuse on-site will be segregated and staged as described in Sections C-2 and C-3 of this EWP. The anticipated size and location of stockpiles will be provided in the 15-day notification to the DER project manager. Stockpile locations will be based on the location of site excavation activities and proximity to nearby site features. Material reuse on-site will comply with requirements of NYSDEC DER-10 Section 5.4(e)4. Any modifications to the requirements of DER-10 Section 5.4(e)4 must be approved by the DER project manager.

The Department understands that soil/fill material from the Site will be disposed off-site in accordance with C-6 of the ISMP and additions/clarifications/modifications presented above.

25. Section 9.0, C-10 Backfill from Off-site Sources: The Department understands that the current Request to Import form on the Department's public web site will be submitted with all supporting documentation. The Department understands that the qualified environmental professional, as defined in 6 NYCRR Part 375.

    In addition to the information presented in the Site's current ISMP, the Department understands that all imported soils will meet the backfill and cover soil quality standards established in 6 NYCRR 375-6.7(d) and DER-10 Appendix 5 for Commercial use. Soils that meet 'general' fill requirements under 6 NYCRR Part 360.13, but do not meet backfill or cover soil objectives for this site, will not be imported onto the site without prior approval by NYSDEC project manager. Soil material will be sampled for the full suite of analytical parameters, including PFAS and 1, 4-dioxane.

26. Section 9.0, C-9 Cover System: The Department understand that the revised ISMP will present the details of the cover system installed at the Site.

27. Section 9.0, C-13 Community Air Monitoring Plan: In addition to the information presented in the Site's ISMP, the Department understands the NYSDOH's Special Community Air Monitoring Plan will be implemented as needed at the Site during the implementation of the IRM activities. The Department understands that the CAMP will be implemented as referenced above.

28. Section 9.0, C-15 Dust Control Plan: In addition to the information presented in the Site's current ISMP, the Department understands that particulate monitoring must be conducted according to the Community Air Monitoring Plan (CAMP) provided in Section C-13. If particulate levels at the site exceed the thresholds listed in the CAMP or if airborne dust is observed on the site or leaving the site, the dust suppression techniques listed below will be employed. The remedial party will also take measures listed below to prevent dust production on the site.

29. Section 9.0, C-16 Other Nuisances: In addition to the information presented in the Site's ISMP, the Department understands that the fieldwork activities will be completed in compliance with the City of Rochester's ordnances for noised and hours of operation for construction activities.

30. Section 10.0: The Department understands that the CCR will be developed in accordance with DER-10 Section 5.8. The Department understands that the CCR certification language as presented in DER-10 and as-built drawings will be stamped and signed by a NYS licensed and registered PE in good standing with the NYS Department of Education. The Department understands that the current Final Engineering Report template on the Department's website will be used for the generation of the CCR. The Department understands that the Interim Site Management Plan (ISMP) will be revised to reflect the Site's current Site conditions including but limited to as-built drawings and in accordance with the Department's current Site Management Plan template updated May 2023. The revised ISMP/SMP will be submitted to the Department and NYSDOH for review and approval.

31. Figures: For all future figure submittals the Department requests that the Site number is on the figures, as well as the most current and up to date figures.

32. Figures 2 and 3: The figures indicate that they were created for the City of Rochester. Bonitatem LLC executed the BCA with the Department and the IRMWP was prepared Bonitatem LLC. The City of Rochester has not executed and are not a signatory on the current BCA with the Department for the Site.

33. Appendix 1, Health and Safety Plan: the NYSDEC project manager is Joshua Ramsey 585-226-5349.

34. Appendix 4, Draft RI Data, by Day dated December 16, 2021 & Relevant Pre-BCP Data by Stantec: The information contained within this Appendix is considered draft and the conditional approval of this IRMWP does not constitute an approval or acceptance of the draft data.

35. The Department understands that the Day Environmental quality assurance project plan (QAPP) dated December 3, 2019 within the Site's conditionally approved RIWP will be adhered to during the IRM.

36. The Department understands that a seven-day advance notice of any field work activities as per the Brownfield Cleanup Agreement (BCA) will be provided so that appropriate Department field oversight can be provided.

37. Please submit (electronically) the Construction Completion Report, that meets DER-10 Section 5.8, within 30 days of completion of the IRM activities.

Within fifteen (15) days of the date of this letter and prior to any fieldwork activities associated with remedy implementation, the Applicant must elect in writing (electronic notification is acceptable) one of the following options:

- Option A: Accept the modified work plan;
- Option B: Invoke dispute resolution as set forth in 6 NYCRR Part 35-1.5(b)(2); or
- Option C: Terminate the Brownfield Cleanup Agreement in accordance with 6 NYCRR Part 375-3.5.

If the Applicant chooses to accept Option A then this letter becomes part of the approved Interim Remedial Measures Work Plan Cover System (Work Plan) dated February 24, 2023. Also, if Option A is chosen then a copy of the approved Interim Remedial Measures Work Plan Cover System (Work Plan) dated February 24, 2023, along with this letter attached must be placed in the document repository within 1 week of accepting Option A and prior to any fieldwork activities associated with remedy implementation. Please provide notification to the Department that Interim Remedial Measures Work Plan Cover System (Work Plan) dated February 24, 2023, and a copy of this letter have been placed in the document repository (electronic notification is acceptable).

The State seeks to resolve the outstanding differences in a mutually agreeable manner, which addresses the requirements of the Brownfield Cleanup Agreement and associated work plans. If you have any questions or concerns regarding this letter or need further assistance with the Site, please feel free to contact me at 585-226-5349 or via e-mail joshua.ramsey@dec.ny.gov.

Sincerely,

Joshua J. Ramsey
Project Manager

ec:
Michael M. Piehler (Bonitatem LLC)
Jeff Danzinger (DAY Environmental, Inc.)
Nate Simon (DAY Environmental, Inc.)
Dan Noll (LaBella)
Thomas Walsh (Barclay Damon LLP)
Starr R. O'Neil (MCHD)
Johnathan Robinson (NYSDOH)

Justin Deming (NYSDOH)
Dusty Tinsley (NYSDEC)
David Pratt (NYSDEC)
Charlotte Theobald (NYSDEC)

Interim Remedial Measures Work Plan
Cover System
NYSDEC Site #C828213

Location:

1560 Lake Avenue
Rochester, New York 14615

Prepared for:

City of Rochester
30 Church Street
Rochester, New York 14614

LaBella Project No. 2220442

February 2023

LaBella
Powered by partnership.

300 State Street, Suite 201 | Rochester, NY 14614 | p 585-454-6110 | f 585-454-3066

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CERTIFICATION

I Daniel Noll certify that I am currently a NYS registered professional engineer and that this Interim Remedial Measures Work Plan was prepared in accordance with all applicable statutes and regulations and in substantial conformance with the DER Technical Guidance for Site Investigation and Remediation (DER-10).

081996	2/17/2023	
NYS Professional Engineer #	Date	Signature

1.0 INTRODUCTION

This Interim Remedial Measures Work Plan (IRMWP) details cover system construction at 1560 Lake Avenue, City of Rochester, Monroe County, New York, hereinafter referred to as "the Site". The Site is part of the Brownfield Cleanup Program (BCP) and designated as Site #C828213. The Participant, Bonitatem LLC, entered into a Brownfield Cleanup Agreement with the New York State Department of Environmental Conservation (NYSDEC). The BCA is dated March 3, 2020 (Index number C828213-01-20). A Site Location Map is included as Figure 1.

LaBella has prepared this IRMWP on behalf of the City of Rochester (City). After a Certificate of Completion is obtained, ownership of the Site will be transferred from the Participant to the City.

An IRMWP prepared by Day Environmental, Inc. (DAY) dated January 2020 and approved by NYSDEC on February 21, 2020 details construction of an oxygen injection system. An Interim Site Management Plan (ISMP) dated May 2021 was prepared by DAY and approved by NYSDEC on July 21, 2021. The ISMP will be utilized to manage subsurface impacts until the final SMP is developed. Prior to installation and operation of the oxygen injection system, a cover system will be constructed to include a minimum 1-foot (ft) of cover and asphalt cap across the entire Site. This IRMWP details the planned cover system construction.

2.0 SITE DESCRIPTION AND HISTORY

2.1 Site Description

The Site consists of approximately 2.144-acres and is currently vacant. A majority of the Site has a perimeter fence; however, portions of it have been destroyed/ removed and are in disrepair. The current ground surface is a majority of asphalt on the eastern and southern portion of the Site and along the perimeter of the Site; however, the central portion of the Site (approximately 0.8 acres) is a vegetated area of surface soil where the former car sales/service building was located. A small soil berm (1-3 ft. in height) is present along the eastern and a portion of the southern and northern property boundaries. Several trees are present within the berm.

2.2 Site History

According to previous reports by DAY, the Site was previously occupied by an automobile sales and service facility from the late 1940s to mid-2000s including a gasoline filling station in the northwestern portion of the Site during the early years of operation. Residential structures occupied the central and southern portions of the Site from at least 1910 to 1950. An abandoned right-of-way (Lapham Street) was located on the southernmost 25-feet (ft) of the Site (refer to Figure 2). Automobile sales and service operations ceased by September 2006 and the former structures associated with automobile sales and service were demolished in January/ February 2008.

2.3 Summary of Environmental Reports/ Data

Previous environmental investigations completed as part of the BCP have been conducted by DAY on behalf of the Participant. The Remedial Investigation (RI) is still in progress and the RI/ Remedial Alternatives Analysis (RAA) Report is not yet final or approved by NYSDEC. DAY has provided LaBella with draft soil data tables and a draft figure (Figure B in Appendix 4) showing testing locations from the Draft RI/ RAA Report which are included in Appendix 4.

Based on the draft data provided, petroleum-related volatile organic compounds (VOCs), metals, and semi-volatile organic compounds (SVOCs) are present in subsurface soil (greater than 2-ft below ground surface [bgs]) above 6NYCRR Part 375 Unrestricted Use, Commercial Use, and Protection of Groundwater Soil Cleanup Objectives (SCOs).

SVOCs are present in surface soils (0-2-ft bgs) above Unrestricted Use, Commercial Use and Protection of Groundwater SCOs in seven of twelve BCP samples tested. Metals are present in surface soils (0-2-ft bgs) above Unrestricted Use SCOs in four of eleven BCP samples tested. The following BCP surface soil samples exceed Commercial Use SCOs for one or more compound (refer to Appendix 4, Figure A for locations):

- 019-TB-208 (0-2)
- 025-TB-200 (0-2)
- 002-TB-203 (0-2)
- 004-TB-202 (0-2)
- 007-TB-201 (0-2)
- 009-TB-204 (0-2)

In addition, the following surface soil samples from the 2018 Stantec Phase II ESA Data Package exceed Commercial Use SCOs for one or more compounds (refer to Appendix 4, Figure A depicting their locations and a portion of Stantec table 2 depicting their results):

- B103-s1(0.5-2)
- B110-s(1-2)

Note: only the BCP and 2018 Stantec Phase II ESA Data Package included the analytical laboratory testing of samples from 0 -2-ft bgs. These sample locations are shown on Figure A in Appendix 4, which also includes depiction of what each sample was tested for and whether their respective results exceeded Commercial Use SCOs and/or Protection of Groundwater SCOs.].

The following environmental reports have been developed for the Site and have been approved by NYSDEC:

- Interim Remedial Measures Work Plan January 2020
- Interim Site Management Plan May 2021

Interim Remedial Measures Work Plan, January 2020
The Work Plan details installation and operation of an oxygen injection system to treat subsurface petroleum contamination. This Work Plan was approved with modifications by NYSDEC on February 21, 2020. The oxygen injection system has not yet been installed.

Interim Site Management Plan (ISMP), May 2021
The ISMP identifies methods and procedures required to manage contaminated and potentially contaminated material during ground intrusive activities. A final Site Management Plan (SMP) will be developed following completion of the final remedy. The final SMP will replace the ISMP. All work under this IRMWP shall be completed in accordance with the ISMP unless deviations are approved by NYSDEC as part of this Work Plan.

3.0 GEOLOGY & HYDROGEOLOGY

According to previous reports by DAY, fill material consisting of reworked sand, gravel and silt, with lesser amounts of organics, rock, brick, concrete, glass, coal, cinders, ash, sandstone, terracotta, wood, and metal, is present up to 13-ft below ground surface (bgs). Little to no fill material is present in the abandoned Lapham Street right-of-way. Native soils beneath fill material consists of silty clay, silty sand, and gravelly sand with trace silt up to 15-ft bgs. Glacial till consisting of dense red-brown silty sand with gravel and clay is present greater than 15-ft bgs. Bedrock consisting of weathered gray green shale (Maplewood Formation) is present at approximately 16 to 18-ft bgs. Light gray to white sandstone (Thorold/ Kodak Formation) is present between 18.5 and 33-ft bgs. Red gray siltstone (Grimsby Formation) is present beginning at depths ranging from approximately 22 to 37-ft bgs.

According to previous reports by DAY, groundwater was measured in overburden monitoring wells at depths ranging from approximately 5 to 9-ft bgs and in bedrock monitoring wells at depths ranging from approximately 6 to 18-ft bgs. Groundwater flow direction in the overburden is towards the east and in bedrock is towards the south. Groundwater flow direction mapping is included in the ISMP by DAY.

4.0 STANDARDS CRITERIA & GUIDELINES

This section identifies the Standards, Criteria and Guidelines (SCGs) for the Site. The SCGs identified are used in order to quantify the extent of contamination at the Site that requires remedial work based on the cleanup goal.

Soil SCGs:

- NYCRR Subpart 375-6 Remedial Program Soil Cleanup Objectives (RPSCOs) for the Protection of Groundwater;
- NYCRR Subpart 375-6 RPSCOs for Unrestricted Use;
- NYCRR Subpart 375-6 RPSCOs for the Protection of Public Health/Commercial Use.

Groundwater SCGs:

- NYSDEC Part 703 Groundwater Standards; and,
- Technical and Operational Guidance Series (TOGS) 1.1.1 Water Quality Standards and Guidance Values.

Sub-Slab Vapor and Indoor Air SCGs: The NYSDOH *Guidance for Evaluating Soil Vapor Intrusion in the State of New York* dated October 2006 (including the USEPA Building Assessment and Survey Evaluation (BASE) Database (90th Percentile)) and subsequent amendments are utilized for the SCG for soil vapor and indoor air.

5.0 COVER SYSTEM

Consistent with current zoning and future use as a commercial site, a cover system consisting of a minimum 1-ft clean cover will be installed in areas of the Site that currently do not have acceptable cover, such as areas of deteriorated asphalt, so that the new cover material and existing un-deteriorated asphalt combine to provide a cover system across the entire Site. For the purpose of this IRMWP, assumed acceptable clean cover materials that may be used at the Site include asphalt and crushed stone. A *Request to Import/ Reuse Fill or Soil* form will be submitted to the NYSDEC for approval prior to importing any such material.

The City, LaBella, DAY and NYSDEC conducted a Site visit on January 5, 2022 to observe the current asphalt areas. Based on that site walk, the cover system has been broken down into the following five areas, each of which is shown on Figure 3:

1. **Former Building/ Vegetated Area (approximately 35,700 sq. ft. (0.82 acres))** - This area currently contains surface soil and is vegetated and a demarcation layer will be placed in this area and then covered with 1-ft. of imported gravel material (subsequent to NYSDEC approval). The cover material is discussed further below in this Section. It should be noted that prior to placing the demarcation layer and gravel cover system, a limited quantity of surface soils will be removed as part of the asphalt repairs discussed in subsection 5.3 below (and detailed in note 3 on Figure 3), and as part of the removal of the existing berm/vegetated area discussed in subsection 5.5 below (and detailed in Note 5 of Figure 3), and placed in the former building area. In addition, some limited grading of the grass area will be conducted to allow for proper surface water drainage.

2. **Competent Asphalt Area (approximately 5,500 sq. ft (~0.13 acres))** – This area includes the former Lapham Street right-of-way. The asphalt in this area is in good condition and will remain as-is. Since this asphalt acts as a cover system, a demarcation layer will not be placed.

3. **Asphalt Areas Requiring Repairs (approximately 41,050 sq. ft. (~0.94 acres))** – This area includes a majority of the asphalt at the Site and specifically the asphalt areas on the north, east, south and west sides of the former building area. The asphalt in these areas are substantially intact; however, there are areas of cracking that have allowed vegetation to take hold. The areas of cracking will have the vegetation removed and this material will be placed in the former building area prior to covering. In addition, there are several areas that contained potholes or deteriorated asphalt. These areas will be addressed by placing asphalt patch and/or placing 1-ft. of gravel cover. These areas are identified on Figure 3.

4. **Deteriorated Asphalt Areas (approximately 7,650 sq. ft. (~0.18 acres))** – Two areas of asphalt were significantly deteriorated and as such, these areas will also receive 1-ft. of gravel cover material. One area is in the northeast portion of the Site (approximately 2,030 sq. ft.) and the other area is in the southeast portion of the Site (approximately 5,620 sq. ft.). Since the existing deteriorated asphalt material will remain in-place beneath the gravel, a demarcation layer will not be placed in these two areas.

5. **Existing Berm/Vegetated Area (approximately 3,900 sq. ft. (~0.09 acres))** – A small berm (approximately 1-3 ft. in height) and varying from 2–12 ft. in width is located along a portion of the Site perimeter. Specifically, the berm is along the eastern side of the Site, a small portion (approximately 90 ft.) on the eastern end of the northern property line, and another

portion of the southern property line (approximately 130 ft.) along the section adjacent to Lapham Street. It is estimated that the berm includes approximately 3,900 sq. ft. of area and approximately 290 CY of volume above the adjacent grade and an additional 140 CY accounting for 1-ft. below grade. This area of surface soil/vegetation will be addressed as follows:

a. The soils and 1-ft. of soil beneath the berm areas will be excavated and placed in the footprint of the former building area. The extent of the soil removal will be from the areas of asphalt to the property line and as such, confirmatory soil sampling will not be necessary. After removal of the soils in the berm, the area will be inspected to determine if the former asphalt parking lot is still present and in good integrity. If not present or not in good integrity, a demarcation layer will be placed over the excavated area and 1-ft. of gravel cover material will be placed over the former berm areas. It should be noted that in order to complete the removal of the bermed soils, the existing fence may need to be removed and replaced after the soil removal work and the trees that currently line the perimeter of these areas will also require removal.

Demarcation Layer

In the areas where a demarcation layer will be placed, the demarcation layer will consist of geotextile fabric, orange snow/ safety fence or an approved equal. In areas where a cover will be placed, the area to be covered will have grade stakes placed in a 50-ft grid pattern over the area prior to cover placement and the grade stakes will be utilized to confirm there is at least 1-ft. of cover material placed/compacted. A pre/post survey will not be completed, rather the grade stakes will verify cover thickness.

Cover Material

The cover material is anticipated to consist of gravel material from a virgin source that will meet the chemical testing exemption requirements indicated in NYSDEC DER-10 5.4(e)(5) or the requirements at the time. In the event that the material does not meet the exemption for chemical testing, then chemical testing will be completed per DER-10. Importation requests will be made to NYSDEC for approval prior to import.

Monitoring Wells

All existing monitoring wells will be maintained/ protected during the cover system installation. The existing monitoring wells are shown on Figure 2. . The wells will be protected throughout the cover system installation and access to the wells will be maintained also.

Data Deliverables and Validation

Any sampling completed to support the cover system (import or bermed soils) will include ASP Category B Deliverables and a Data Usability Summary Report (DUSR) will be completed to validate the data. In addition, an Electronic Data Deliverable (EDD) will also be submitted to NYSDEC EQUIS system.

6.0 FENCING

Portions of the existing fencing are in good condition and will remain in place. Fencing that is missing or in poor condition will be replaced. Refer to Figure 3 for locations of fencing to be replaced. The existing fencing is 6-ft high chain link fence and similar fencing will be installed for the replacement fencing. Refer to Figure 3 for typical fence details. The existing gate on the northern property boundary along Redwood Road will also be repaired.

7.0 HEALTH & SAFETY

LaBella's Health and Safety Plan (HASP) for this project is included in Appendix 1. The HASP included in Appendix 1 is to be followed by LaBella personnel only. Contractors that perform work on the Site shall develop and implement their own HASP.

8.0 COMMUNITY AIR MONITORING

The NYSDOH Generic Community Air Monitoring Plan (CAMP) included as Appendix E in the ISMP will be utilized for this IRWP. The CAMP is included in Appendix 2.

9.0 EXCAVATION WORK PLAN

The Excavation Work Plan (EWP) included as Appendix C in the May 2021 ISMP by DAY will be implemented by LaBella for all ground intrusive work related to cover system installation. The EWP is included in Appendix 3. This includes but not limited to:

- C-1 Notification – LaBella will provide 15-day notification prior to the start of work.
- C-2 Soil Screening Methods – LaBella will screen any excavated soils; however, the amount of disturbed soils will be limited in extent and all soils will remain on-site unless gross impacts are encountered, which is not currently anticipated.
- C-3 Soil Staging Methods – At this time, soils are not anticipated to require staging. In the event that soil staging is deemed warranted it will be completed in accordance with Section C-3 of the EWP.
- C-4 (Materials Excavation and Load Out), C-5 (Materials Transport Off-Site), C-6 (Materials Disposal Off-Site) – At this time, soils are not anticipated to require load out, transport off-site or off-site disposal; however, in the event that such work is deemed warranted it will be completed in accordance with Section C-4, C-5 and C-6 of the EWP.
- C-7 Materials Reuse On-Site – At this time, the only materials reuse is planned to consist of a limited amount of material from some limited grading, vegetative materials from asphalt cracks and soil berm areas along the perimeter. These materials would be reused beneath the cover system. These materials will be screened (by PID readings, and visual and olfactory observations) for field evidence of unanticipated petroleum or other potential source material impacts.
    - If material does not exhibit field evidence of staining, strong odors and/or PID readings greater than 10 ppm, it will be reused beneath the cover system without chemical testing.

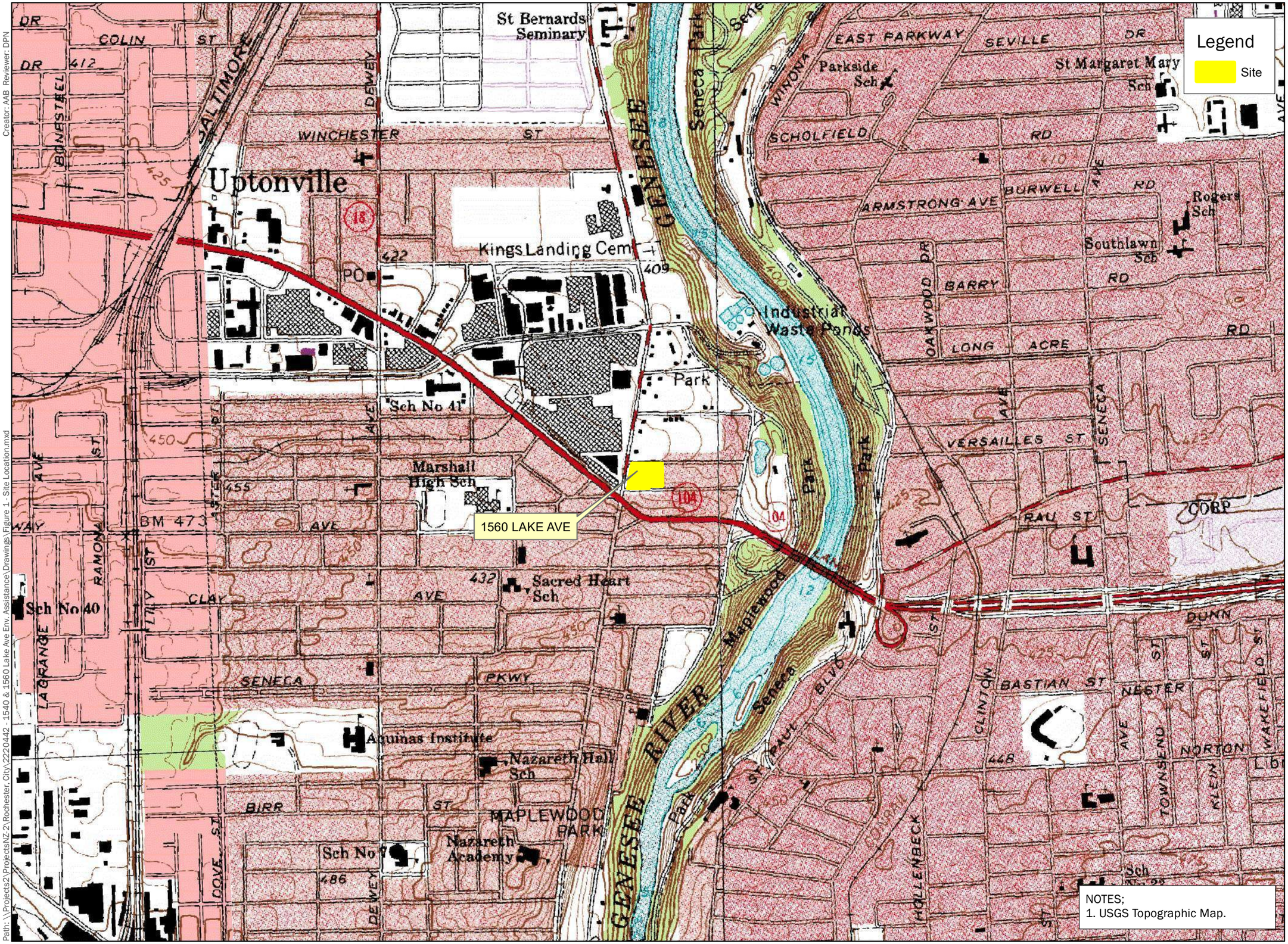
- If material does exhibit field evidence of staining, strong odors and/or PID readings greater than 10 ppm, it will be segregated, and tested in accordance with subsection C-7 of the EWP in the ISMP. The test results will be compared to Commercial Use SCOs and Protection of Groundwater SCOs, and with prior input and approval from the NYSDEC will either be: 1) reused beneath the cover system as allowed by subsection C-7 of the EWP in the ISMP, or 2) disposed off-site at an appropriate regulated landfill facility in accordance with applicable regulations.

- C-8 Fluids Management – Based on the depth to groundwater, limited grading work and lack of excavations, fluids management is not anticipated to be necessary at this time. In the event that precipitation occurs during the work and dewatering is necessary, all such work will be completed in accordance with Section C-8 of the EWP.
- C-9 Cover System – Refer to Section 5.0.
- C-10 Backfill from Off-Site Sources - Refer to Section 5.0. An import request will be submitted to NYSDEC and approved by NYSDEC prior to importing the requested materials.
- C-11 Stormwater Pollution Prevention – Erosion and Sedimentation Controls (E&S Controls) will be implemented as needed during the construction work. This will include protecting all on-site stormwater drainage inlet structures during the work and placing silt fence as needed in downgradient locations from any actively disturbed areas.
- C-12 Excavation Contingency Plan – Based on the limited subsurface disturbances planned and the existing information for the Site, it is not anticipated that underground storage tanks or other unknowns will be encountered. However, in the event that any unknowns are encountered, these will be communicated to the NYSDEC promptly.
- C-13 Community Air Monitoring Plan – Refer to Section 8.0.
- C-14 Odor Control Plan – Based on the limited subsurface disturbances planned and the existing information for the Site, it is not anticipated that odors will be a concern. However, the work will be monitored and in the event that odors are a concern, measures to reduce odors will be implemented per Section C-14 of the EWP.
- C-15 Dust Control Plan – Based on the areas of disturbance dust monitoring will be a critical component of the work and will be implemented per the CAMP. In the event that dust monitoring indicates actions are warranted the measures identified in Section C-15 of the EWP and the NYSDOH CAMP will be implemented.
- C-16 Other Nuisances – The contractor retained will be responsible for providing compliance with rodent control and local noise ordinances.

10.0 DELIVERABLES

The cover system will be documented in a Construction Completion Report (CCR) certified/stamped by LaBella. The CCR will include as-built drawings of the cover system, including final elevations, the soil reuse locations, the fence installed, and documentation of any material that required off-site disposal. After the CCR has been received and approved by NYSDEC, the ISMP will be revised or a Final SMP will be developed, to include the cover system.

FIGURES



Creator: AAB Reviewer: DPN

Path: \\Projects2\ProjectsNZ-2\Rochester, City\2220442 - 1540 & 1560 Lake Ave Env. Assistance\Drawings\Figure 1 - Site Location.mxd

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CITY OF ROCHESTER

1560 LAKE AVE
ROCHESTER, NY 14615

N

0 1,000 Feet

1 inch = 1,000 feet

LaBella Project No: 220442

Date: 2/10/2022

11" x 17"

SITE LOCATION

FIGURE 1

EXISTING CONDITIONS PLAN

SCALE: 1" = 30'

N

LEGEND

EXISTING	DESCRIPTION
	PROJECT BENCHMARK / CONTROL POINTS
	BORING LOCATIONS
	CHAIN LINK FENCE
BLDG	BUILDING/STRUCTURE
	PROPERTY LINE
	SETBACK LINE
PE	EASEMENTS
R.O.W.	RIGHT-OF-WAY
	BOLLARD
	SIGN
	DECIDUOUS TREE
	CONIFERCUS TREE
	TREE STUMP
	LIGHT POLE SINGLE
	LIGHT POLE DOUBLE
	LIGHT POLE TRIPLE
	LIGHT POLE QUAD
	UTILITY POLE
	UTILITY POLE WITH LIGHT
HH	HANDHOLE
E	MANHOLE
	CATCH BASIN
	DRAIN BASIN
	INLET MANHOLE
	MANHOLE (SOLID COVER)
CO_2	CLEAN OUT
	HYDRANT
	VALVE
CTV	CATV
COMM	COMMUNICATIONS
FO	FIBER OPTICS
SIG	SIGNAL LINE
T	TELEPHONE LINE
OE	OVERHEAD ELECTRIC
UE	UNDERGROUND ELECTRIC
G	GAS LINE
SA	SANITARY LINE
ST	STORM LINE
ST-SA	COMBINED SANITARY AND STORM
W	WATER LINE
-510-	MAJOR CONTOUR
-509-	MINOR CONTOUR
	EXISTING ASPHALT
	FORMER BUILDING/EXISTING VEGETATED AREA
	BCP BOUNDARY
	EXISTING BERM/VEGETATED AREA
	EXISTING CONCRETE
	WELL LOCATIONS
	BEDROCK WELL DECOMMISSIONED BY CITY OF ROCHESTER

NOTES:

1. ANY IRON PINS, MONUMENTS OR OTHER ITEMS DEFINING PROPERTY LINES WHICH ARE DISTURBED BY CONSTRUCTION OPERATIONS SHALL BE PROPERLY TIED AND ACCURATELY RESET BY A NYS LICENSED SURVEYOR UPON COMPLETION OF THE WORK.
2. HORIZONTAL DATUM BASED OFF NAD83-NYW.
3. VERTICAL BASED OFF CITY OF ROCHESTER DATUM.
4. BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY THE POPLI GROUP, NOVEMBER 2019.

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Rochester, NY 14614
585-454-6110
labellapc.com

NOT FOR CONSTRUCTION

CITY OF ROCHESTER
30 Church Street Rochester NY, 14614

INTERIM REMEDIAL MEASURES WORK PLAN
BCP SITE #C82813
1560 Lake Avenue
Rochester, NY 14615

NO:	DATE:	DESCRIPTION:
Revisions		

LABELLA PROJECT NUMBER: 2220442

CITY PROJECT NUMBER: 21030

DRAWN BY: DP

REVIEWED BY: DN

ISSUED FOR: DRAFT

DATE: FEBRUARY 2022

DRAWING NAME:

EXISTING CONDITIONS PLAN

DRAWING NUMBER:

FIG 2

10/2/2019 3:04:06 PM

1 — FORMER BUILDING/VEGETATED AREA - SUBSEQUENT TO PLACING ANY SOILS FROM OTHER AREAS OF THE SITE, THIS AREA WILL BE GRADED TO ALLOW FOR DRAINAGE. A DEMARCATION LAYER PLACED AND THEN COVERED WITH 1 FT. OF GRAVEL COVER (APPROVED BY NYSDEC PRIOR TO IMPORT). REFER TO DETAIL 1.

2 — COMPETENT ASPHALT AREA - AREA OF ASPHALT THAT IS IN GOOD CONDITION. NO CHANGES TO COVER SYSTEM IN THIS AREA. REFER TO DETAIL 2.

3 — ASPHALT AREA REQUIRING REPAIRS - AREA OF ASPHALT IN GENERALLY GOOD CONDITION. VEGETATION PROTRUDING THROUGH CRACKS WILL BE REMOVED (AND PLACED BENEATH COVER SYSTEM). AREAS OF POTHOLES WILL BE REPAIRED WITH ASPHALT PATCH OR 1-FT. OF GRAVEL (APPROVED BY NYSDEC PRIOR TO IMPORT). REFER TO DETAIL 3.

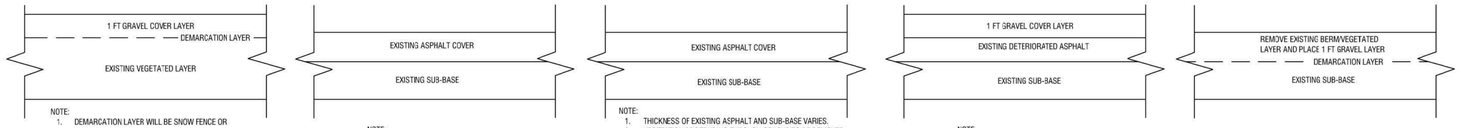
4 — DETERIORATED ASPHALT AREA - AREA TO BE COVERED WITH 1 FT. OF GRAVEL COVER (APPROVED BY NYSDEC PRIOR TO IMPORT). AREA WILL NOT HAVE A DEMARCATION LAYER. REFER TO DETAIL 4.

5 — EXISTING BERM/VEGETATED AREA BERM TO BE REMOVED AND PLACED IN AREA OF FORMER BUILDING (PRIOR TO COVER MATERIAL BEING PLACED), THEN A DEMARCATION LAYER AND 1 FT. OF GRAVEL TO BE PLACED AS COVER. REFER TO DETAIL 5.

● — AREAS OF POTHOLES WILL BE REPAIRED WITH ASPHALT PATCH (REFER TO DETAIL 3) OR 1-FT. OF GRAVEL (APPROVED BY NYSDEC PRIOR TO IMPORT). (REFER TO DETAIL 4)

NOTES:

1. ANY IRON PINS, MONUMENTS OR OTHER ITEMS DEFINING PROPERTY LINES WHICH ARE DISTURBED BY CONSTRUCTION OPERATIONS SHALL BE PROPERLY TIED AND ACCURATELY RESET BY A NYS LICENSED SURVEYOR UPON COMPLETION OF THE WORK.
2. HORIZONTAL DATUM BASED OFF NAD83-NYW.
3. VERTICAL BASED OFF CITY OF ROCHESTER DATUM.
4. BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY THE POPLI GROUP, NOVEMBER 2019.



NOTE:
1. DEMARCATION LAYER WILL BE SNOW FENCE OR APPROVED EQUAL.
2. SOILS REMOVED FROM OTHER AREAS OF SITE TO BE PLACED WITH EXISTING VEGETATED LAYER PRIOR TO COVER SYSTEM PLACEMENT.

DETAIL 1
SCALE: N/A

NOTE:
1. THICKNESS OF EXISTING ASPHALT AND SUB-BASE VARIES.

DETAIL 2
SCALE: N/A

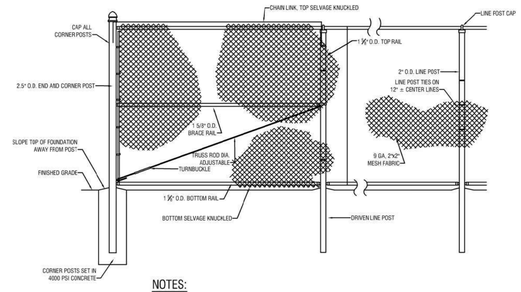
NOTE:
1. THICKNESS OF EXISTING ASPHALT AND SUB-BASE VARIES.
2. VEGETATION PROTRUDING THROLGH CRACKS TO BE REMOVED.
3. AS NECESSARY CRACKS AND OTHER POT HOLES TO BE REPAIRED WITH ASPHALT PATCH OR 1 FT GRAVEL MATERIAL.

DETAIL 3
SCALE: N/A

NOTE:
1. THICKNESS OF EXISTING ASPHALT AND SUB-BASE VARIES.

DETAIL 4
SCALE: N/A

DETAIL 5
SCALE: N/A



NOTES:

1. TIES SHALL BE HOT-DIP GALVANIZED.
2. ALL POSTS, RAILS, AND APPURTENANCES SHALL BE HOT-DIP GALVANIZED.

COVER SYSTEM
SCALE: 1" = 30'

N

LEGEND

EXISTING	DESCRIPTION
▲	PROJECT BENCHMARK / CONTROL POINTS
	BORING LOCATIONS
	CHAIN LINK FENCE
BLDG	BUILDING/STRUCTURE
	PROPERTY LINE
	SETBACK LINE
PE	EASEMENTS
R.O.W.	RIGHT-OF-WAY
	BOLLARD
	SIGN
	DECIDUOUS TREE
	CONIFERCUS TREE
	TREE STUMP
	LIGHT POLE SINGLE
	LIGHT POLE DOUBLE
	LIGHT POLE TRIPLE
	LIGHT POLE QUAD
	UTILITY POLE
	UTILITY POLE WITH LIGHT
HH	HANDHOLE
E	MANHOLE
	CATCH BASIN
	DRAIN BASIN
	INLET MANHOLE
	MANHOLE (SOLID COVER)
CO_5	CLEAN OUT
	HYDRANT
	VALVE
CTV	CATV
COMM	COMMUNICATIONS
FO	FIBER OPTICS
SIG	SIGNAL LINE
T	TELEPHONE LINE
OE	OVERHEAD ELECTRIC
UE	UNDERGROUND ELECTRIC
G	GAS LINE
SA	SANITARY LINE
ST	STORM LINE
ST-SA	COMBINED SANITARY AND STORM
W	WATER LINE
-510-	MAJOR CONTOUR
-509-	MINOR CONTOUR
	EXISTING ASPHALT
	FORMER BUILDING/EXISTING VEGETATED AREA
	BCP BOUNDARY
	EXISTING BERM/VEGETATED AREA
	EXISTING CONCRETE
	FENCE TO BE REMOVED
	NEW FENCE

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CITY OF ROCHESTER
30 Church Street Rochester NY, 14614

INTERIM REMEDIAL MEASURES WORK PLAN
BCP SITE #C82813
1560 Lake Avenue
Rochester, NY 14615

NO:	DATE:	DESCRIPTION:
Revisions		

LABELLA PROJECT NUMBER: 2220442

CITY PROJECT NUMBER: 21030

DRAWN BY: DP

REVIEWED BY: DN

ISSUED FOR: DRAFT

DATE: FEBRUARY 2022

DRAWING NAME:

COVER SYSTEM

DRAWING NUMBER:

FIG 3

10/2/2019 3:04:06 PM

APPENDIX 1

Health and Safety Plan

Health and Safety Plan
NYSDEC Site #C828213

Location:

1560 Lake Avenue
Rochester, New York 14615

Prepared for:

City of Rochester
30 Church Street
Rochester, New York 14614

LaBella Project No. 2220442

February 2022

Table of Contents

SITE HEALTH AND SAFETY PLAN

Project Title:	1560 Lake Avenue
Project Number:	2220442
Project Location (Site):	1560 Lake Avenue, Rochester, NY 14615
Proposed Date(s) of Field Activities:	To Be Determined
Site Conditions:	2.144-acres vacant lot
Site Environmental Information Provided By:	• Interim Remedial Measures Work Plan, Day Environmental, Inc. January 2020 • Interim Site Management Plan, Day Environmental, Inc., May 2021
Air Monitoring Provided By:	LaBella
Site Control Provided By:	Contractor(s) To Be Determined

EMERGENCY CONTACTS

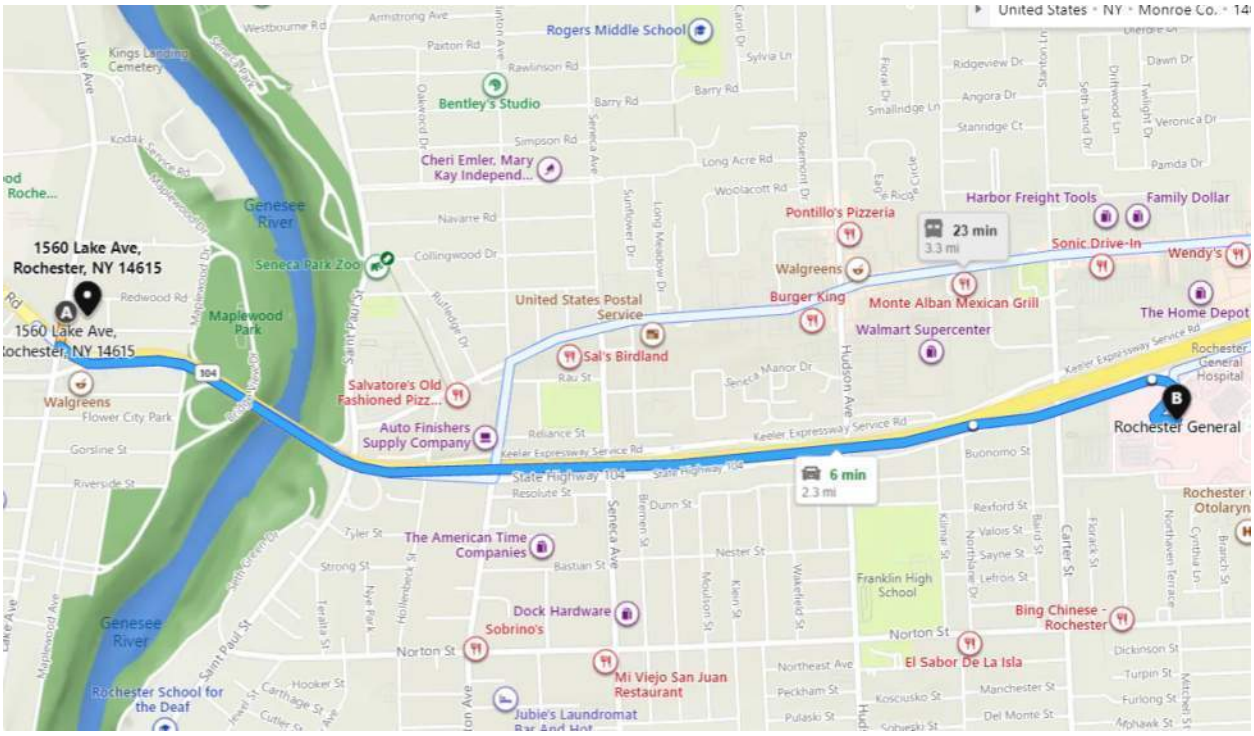
	Name	Phone Number
Ambulance:	As Per Emergency Service	911
Hospital Emergency:	Rochester General Hospital	585-922-4000
Poison Control Center:	Finger Lakes Poison Control	716-275-5151
Police (local, state):	Rochester Police Department	911
Fire Department:	Rochester Fire Department	911
Site Contact:	City of Rochester – Lillian Forte	585-428-7016
Agency Contact:	NYSDEC – Tasha Mumbrue	585-226-5459
Environmental Director:	LaBella - Gregory Senecal	585-295-6243
Project Manager:	LaBella - Daniel Noll	585-295-6611
Safety Director	LaBella - Catherine Monian	845-486-1557

MAP AND DIRECTIONS TO THE MEDICAL FACILITY - ROCHESTER GENERAL HOSPITAL

Total Est. Time: 6 minutes **Total Est. Distance:** 2.3 miles

1:	Head south on Lake Ave	279 feet
2:	Turn left onto NY-104	1.8 miles
3:	Take the ramp on the right for State Highway 104 and head toward Carter St/ Portland Ave	0.3 miles
4:	Bear right then turn onto Rochester General Hospital Drive	0.1 miles

End at **1425 Portland Avenue**
Rochester, NY 14621



1.0 Introduction

The purpose of this Health and Safety Plan (HASP) is to provide guidelines for responding to potential health and safety issues that may be encountered during the Remedial Action Work Plan (RAWP) Implementation at 1560 Lake Avenue, Rochester, New York 14615 (Site). This HASP only reflects the policies of LaBella Associates D.P.C. The requirements of this HASP are applicable to all approved LaBella personnel at the work site. This document's project specifications, and the Community Air Monitoring Plan (CAMP), are to be consulted for guidance in preventing and quickly abating any threat to human safety or the environment. The provisions of the HASP do not replace or supersede any regulatory requirements of the USEPA, NYSDEC, OSHA or other regulatory bodies.

2.0 Responsibilities

This HASP presents guidelines to minimize the risk of injury to project personnel, and to provide rapid response in the event of injury. The HASP is applicable only to activities of approved LaBella personnel and their authorized visitors. The Project Manager shall implement the provisions of this HASP for the duration of the project. It is the responsibility of LaBella employees to follow the requirements of this HASP, and all applicable company safety procedures.

3.0 Activities Covered

The activities covered under this HASP are limited to the following:

- Management of environmental remediation activities
- Environmental Monitoring
- Collection of samples
- Management of excavated soil and fill

4.0 Work Area Access and Site Control

The contractor(s) will have primary responsibility for work area access and site control.

5.0 Potential Health and Safety Hazards

This section lists some potential health and safety hazards that project personnel may encounter at the project site and some actions to be implemented by approved personnel to control and reduce the associated risk to health and safety. This is not intended to be a complete listing of any and all potential health and safety hazards. New or different hazards may be encountered as site environmental and site work conditions change. The suggested actions to be taken under this plan are not to be substituted for good judgment on the part of project personnel. At all times, the Site Safety Officer has responsibility for site safety and his instructions must be followed.

5.1 Hazards Due to Heavy Machinery

Potential Hazard:
Heavy machinery including trucks, drilling rigs, trailers, etc. will be in operation at the site. The presence of such equipment presents the danger of being struck or crushed. Use caution when working near heavy machinery.

Protective Action:
Make sure that operators are aware of your activities, and heed operator's instructions and warnings. Wear bright colored clothing and walk safe distances from heavy equipment. A hard hat, safety glasses and steel toe shoes are required.

5.2 Excavation Hazards

Potential Hazard:
Excavations and trenches can collapse, causing injury or death. Edges of excavations can be unstable and collapse. Toxic and asphyxiant gases can accumulate in confined spaces and trenches. Excavations that require working within the excavation will require air monitoring in the breathing zone (refer to Section 9.0).

Excavations left open create a fall hazard which can cause injury or death.

Protective Action:
Personnel must receive approval from the Project Manager to enter an excavation for any reason. Subsequently, approved personnel are to receive authorization for entry from the Site Safety Officer. Approved personnel are not to enter excavations over 4 feet in depth unless excavations are adequately sloped. Additional personal protective equipment may be required based on the air monitoring.

Personnel should exercise caution near all excavations at the site as it is expected that excavation sidewalls will be unstable. Do not proceed closer than 3 feet to an unsupported or non-sloped excavation side wall.

Fencing and/or barriers accompanied by "no trespassing" signs should be placed around all excavations when left open for any period of time when work is not being conducted.

5.3 Cuts, Punctures and Other Injuries

Potential Hazard:
In any excavation and construction work site there is the potential for the presence of sharp or jagged edges on rock, metal materials, and other sharp objects. Serious cuts and punctures can result in loss of blood and infection.

Protective Action:
The Project Manager is responsible for making First Aid supplies available at the work site to treat minor injuries. The Site Safety Officer is responsible for arranging the transportation of authorized on-site personnel to medical facilities when First Aid treatment in not sufficient. Do not move seriously injured workers. All injuries requiring treatment are to be reported to the Project Manager. Serious injuries are to be reported immediately to the Site Safety Officer

5.4 Injury Due to Exposure of Chemical Hazards

Potential Hazards:
Contaminants identified in testing locations at the Site include various petroleum-related volatile organic compounds (VOCs). Volatile organic vapors, chlorinated solvents or other chemicals may be encountered during subsurface activities at the project work site. Inhalation of high concentrations of volatile organic vapors can cause headache, stupor, drowsiness, confusion and other health effects. Skin contact can cause irritation, chemical burn, or dermatitis.

Protective Action:
The presence of organic vapors may be detected by their odor and by monitoring instrumentation. Approved employees will not work in environments where hazardous concentrations of organic vapors are present. Air monitoring (refer to Section 9.0) of the work area will be performed at least every 60 minutes or more often using a Photoionization Detector (PID). Personnel are to leave the work area whenever PID measurements of ambient air exceed 25 ppm consistently for a 5 minute period. In the event that sustained total volatile organic compound (VOC) readings of 25 ppm are encountered personnel should upgrade personal protective equipment to Level C (refer to Section 8.0) and an Exclusion Zone should be established around the work area to limit and monitor access to this area (refer to Section 6.0).

5.5 Injuries due to extreme hot or cold weather conditions

Potential Hazards:
Extreme hot weather conditions can cause heat exhaustion, heat stress and heat stroke or extreme cold weather conditions can cause hypothermia.

Protective Action:
Precaution measures should be taken such as dress appropriately for the weather conditions and drink plenty of fluid. If personnel should suffer from any of the above conditions, proper techniques should be taken to cool down or heat up the body and taken to the nearest hospital if needed.

6.0 Work Zones

In the event that conditions warrant establishing various work zones (i.e., based on hazards - Section 5.0), the following work zones should be established:

Exclusion Zone (EZ):
The EZ will be established in the immediate vicinity and adjacent downwind direction of site activities that elevate breathing zone VOC concentrations to unacceptable levels based on field screening. These site activities include contaminated soil excavation and soil sampling activities. If access to the site is required to accommodate non-project related personnel then an EZ will be established by constructing a barrier around the work area (yellow caution tape and/or construction fencing). The EZ barrier shall encompass the work area and any equipment staging/soil staging areas necessary to perform the associated work. The contractor(s) will be responsible for establishing the EZ and limiting access to approved

personnel. Depending on the condition for establishing the EZ, access to the EZ may require adequate PPE (e.g., Level C).

Contaminant Reduction Zone (CRZ):
The CRZ will be the area where personnel entering the EZ will don proper PPE prior to entering the EZ and the area where PPE may be removed. The CRZ will also be the area where decontamination of equipment and personnel will be conducted as necessary.

7.0 Decontamination Procedures

Upon leaving the work area, approved personnel shall decontaminate footwear as needed. Under normal work conditions, detailed personal decontamination procedures will not be necessary. Work clothing may become contaminated in the event of an unexpected splash or spill or contact with a contaminated substance. Minor splashes on clothing and footwear can be rinsed with clean water. Heavily contaminated clothing should be removed if it cannot be rinsed with water. Personnel assigned to this project should be prepared with a change of clothing whenever on site.

Personnel will use the contractor's disposal container for disposal of PPE.

8.0 Personal Protective Equipment

Generally, site conditions at this work site require level of protection of Level D or modified Level D; however, air monitoring will be conducted to determine if up-grading to Level C PPE is required (refer to Section 9.0). Descriptions of the typical safety equipment associated with Level D and Level C are provided below:

Level D:
Hard hat, safety glasses, rubber nitrile sampling gloves, steel toe construction grade boots, etc.

Level C:
Level D PPE and full or ½-face respirator and tyvek suit (if necessary). [*Note: Organic vapor cartridges are to be changed after each 8-hours of use or more frequently.*]

9.0 Air Monitoring

According to 29 CFR 1910.120(h), air monitoring shall be used to identify and quantify airborne levels of hazardous substances and health hazards in order to determine the appropriate level of employee protection required for personnel working onsite. Air monitoring will consist at a minimum of the procedure listed below. Air monitoring instruments will be calibrated and maintained in accordance with the manufacturer's specifications.

The Air Monitor will utilize a photoionization detector (PID) to screen the ambient air in the work areas (drilling, excavation, soil staging, and soil grading areas) for total Volatile Organic Compounds (VOCs) and a DustTrak tm Model 8520 aerosol monitor or equivalent for measuring particulates. Work area ambient air will generally be monitored in the work area and downwind of the work area. Air monitoring of the work areas and downwind of the work areas will be performed at least every 60 minutes using a PID and the DustTrak meter.

If sustained PID readings of greater than 25 ppm are recorded in the breathing zone, either personnel are to leave the work area until satisfactory readings are obtained or approved personnel may re-enter the work areas wearing at a minimum a ½ face respirator with organic vapor cartridges for an 8-hour duration (i.e., upgrade to Level C PPE). Organic vapor cartridges are to be changed after each 8-hour use or more frequently, if necessary. If PID readings are sustained, in the work area, at levels above 50 ppm for a 5 minute average, work will be stopped immediately until safe levels of VOCs are encountered or additional PPE will be required (i.e., Level B).

If downwind PID measurements reach or exceed 25 ppm consistently for a 5 minute period downwind of the work area, PID readings will be taken within the buildings (if occupied) on Site to ensure that the vapors are not penetrating any occupied building and effecting the personnel working within. If the PID measurements reach or exceed 25 ppm within the nearby buildings, the personnel should be evacuated via a route in which they would not encounter the work area. The building should then be ventilated until the PID measurements within the building are at or below background levels. It should be noted that the site buildings are currently vacant.

10.0 Emergency Action Plan

In the event of an emergency, employees are to turn off and shut down all powered equipment and leave the work areas immediately. Employees are to walk or drive out of the Site as quickly as possible, wait at the assigned 'safe area' and follow the instructions of the Site Safety Officer.

Employees are not authorized or trained to provide rescue and medical efforts. Rescue and medical efforts will be provided by local authorities.

11.0 Medical Surveillance

Medical surveillance will be provided to all employees who are injured due to overexposure from an emergency incident involving hazardous substances at this site.

12.0 Employee Training

Personnel who are not familiar with this site plan will receive training on its entire content and organization before working at the Site.

Individuals involved with the remedial investigation must be 40-hour OSHA HAZWOPER trained with current 8-hour refresher certification.

APPENDIX 2

Community Air Monitoring Plan

New York State Department of Health
Generic Community Air Monitoring Plan

Overview

A Community Air Monitoring Plan (CAMP) requires real-time monitoring for volatile organic compounds (VOCs) and particulates (i.e., dust) at the downwind perimeter of each designated work area when certain activities are in progress at contaminated sites. The CAMP is not intended for use in establishing action levels for worker respiratory protection. Rather, its intent is to provide a measure of protection for the downwind community (i.e., off-site receptors including residences and businesses and on-site workers not directly involved with the subject work activities) from potential airborne contaminant releases as a direct result of investigative and remedial work activities. The action levels specified herein require increased monitoring, corrective actions to abate emissions, and/or work shutdown. Additionally, the CAMP helps to confirm that work activities did not spread contamination off-site through the air.

The generic CAMP presented below will be sufficient to cover many, if not most, sites. Specific requirements should be reviewed for each situation in consultation with NYSDOH to ensure proper applicability. In some cases, a separate site-specific CAMP or supplement may be required. Depending upon the nature of contamination, chemical- specific monitoring with appropriately-sensitive methods may be required. Depending upon the proximity of potentially exposed individuals, more stringent monitoring or response levels than those presented below may be required. Special requirements will be necessary for work within 20 feet of potentially exposed individuals or structures and for indoor work with co-located residences or facilities. These requirements should be determined in consultation with NYSDOH.

Reliance on the CAMP should not preclude simple, common-sense measures to keep VOCs, dust, and odors at a minimum around the work areas.

Community Air Monitoring Plan

Depending upon the nature of known or potential contaminants at each site, real-time air monitoring for VOCs and/or particulate levels at the perimeter of the exclusion zone or work area will be necessary. Most sites will involve VOC and particulate monitoring; sites known to be contaminated with heavy metals alone may only require particulate monitoring. If radiological contamination is a concern, additional monitoring requirements may be necessary per consultation with appropriate DEC/NYSDOH staff.

Continuous monitoring will be required for all ground intrusive activities and during the demolition of contaminated or potentially contaminated structures. Ground intrusive activities include, but are not limited to, soil/waste excavation and handling, test pitting or trenching, and the installation of soil borings or monitoring wells.

Periodic monitoring for VOCs will be required during non-intrusive activities such as the collection of soil and sediment samples or the collection of groundwater samples from existing monitoring wells. APeriodic@ monitoring during sample collection might reasonably consist of taking a reading upon arrival at a sample location, monitoring while opening a well cap or

overturning soil, monitoring during well baling/purging, and taking a reading prior to leaving a sample location. In some instances, depending upon the proximity of potentially exposed individuals, continuous monitoring may be required during sampling activities. Examples of such situations include groundwater sampling at wells on the curb of a busy urban street, in the midst of a public park, or adjacent to a school or residence.

VOC Monitoring, Response Levels, and Actions

Volatile organic compounds (VOCs) must be monitored at the downwind perimeter of the immediate work area (i.e., the exclusion zone) on a continuous basis or as otherwise specified. Upwind concentrations should be measured at the start of each workday and periodically thereafter to establish background conditions, particularly if wind direction changes. The monitoring work should be performed using equipment appropriate to measure the types of contaminants known or suspected to be present. The equipment should be calibrated at least daily for the contaminant(s) of concern or for an appropriate surrogate. The equipment should be capable of calculating 15-minute running average concentrations, which will be compared to the levels specified below.

1. If the ambient air concentration of total organic vapors at the downwind perimeter of the work area or exclusion zone exceeds 5 parts per million (ppm) above background for the 15-minute average, work activities must be temporarily halted and monitoring continued. If the total organic vapor level readily decreases (per instantaneous readings) below 5 ppm over background, work activities can resume with continued monitoring.

2. If total organic vapor levels at the downwind perimeter of the work area or exclusion zone persist at levels in excess of 5 ppm over background but less than 25 ppm, work activities must be halted, the source of vapors identified, corrective actions taken to abate emissions, and monitoring continued. After these steps, work activities can resume provided that the total organic vapor level 200 feet downwind of the exclusion zone or half the distance to the nearest potential receptor or residential/commercial structure, whichever is less - but in no case less than 20 feet, is below 5 ppm over background for the 15-minute average.

3. If the organic vapor level is above 25 ppm at the perimeter of the work area, activities must be shutdown.

4. All 15-minute readings must be recorded and be available for State (DEC and NYSDOH) personnel to review. Instantaneous readings, if any, used for decision purposes should also be recorded.

5. Readings will be provided to the NYSDEC and the NYSDOH on a weekly basis. Exceedances will be reported to the NYSDEC and the NYSDOH the same day or next business day (if after hours) along with the reason for the exceedance, the action to correct it, and if the action was effective.

Particulate Monitoring, Response Levels, and Actions

Particulate concentrations should be monitored continuously at the upwind and downwind perimeters of the exclusion zone at temporary particulate monitoring stations. The particulate monitoring should be performed using real-time monitoring equipment capable of measuring particulate matter less than 10 micrometers in size (PM-10) and capable of integrating over a period of 15 minutes (or less) for comparison to the airborne particulate action level. The equipment must be equipped with an audible alarm to indicate exceedance of the action level. In addition, fugitive dust migration should be visually assessed during all work activities.

1. If the downwind PM-10 particulate level is 100 micrograms per cubic meter (mcg/m^3) greater than background (upwind perimeter) for the 15-minute period or if airborne dust is observed leaving the work area, then dust suppression techniques must be employed. Work may continue with dust suppression techniques provided that downwind PM-10 particulate levels do not exceed 150 mcg/m^3 above the upwind level and provided that no visible dust is migrating from the work area.

2. If, after implementation of dust suppression techniques, downwind PM-10 particulate levels are greater than 150 mcg/m^3 above the upwind level, work must be stopped and a re-evaluation of activities initiated. Work can resume provided that dust suppression measures and other controls are successful in reducing the downwind PM-10 particulate concentration to within 150 mcg/m^3 of the upwind level and in preventing visible dust migration.

3. All readings must be recorded and be available for State (DEC and NYSDOH) and County Health personnel to review.

4. Readings will be provided to the NYSDEC and the NYSDOH on a weekly basis. Exceedances will be reported to the NYSDEC and the NYSDOH the same day or next business day (if after hours) along with the reason for the exceedance, the action to correct it, and if the action was effective.

December 2009

APPENDIX 3

Interim Site Management Plan, by DAY dated May 2021

1560 LAKE AVENUE SITE
MONROE COUNTY

ROCHESTER, NEW YORK

INTERIM SITE MANAGEMENT PLAN

NYSDEC Site Number: C828213

Prepared for:

Bonitatem LLC

770 Panorama Trail South

Rochester, New York 14625

Prepared by:

Day Environmental, Inc.

1563 Lyell Avenue

Rochester, New York 14606

(585) 454-0210

Revisions to Final Approved Interim Site Management Plan:

Revision No.	Date Submitted	Summary of Revision	NYSDEC Approval Date

MAY 2021

CERTIFICATION STATEMENT

I, Jeffrey A. Danzinger, certify that I am currently a Qualified Environmental Professional as in defined in 6 NYCRR Part 375 and that this Interim Site Management Plan was prepared in accordance with all applicable statutes and regulations and in substantial conformance with the DER Technical Guidance for Site Investigation and Remediation (DER-10).

_____ QEP

May 7, 2021 _____ DATE

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APPENDICES

List of Acronyms

BCA	Brownfield Cleanup Agreement
BCP	Brownfield Cleanup Program
CAMP	Community Air Monitoring Plan
C/D	Construction and Demolition
CFR	Code of Federal Regulation
COC	Certificate of Completion
CP	Commissioner Policy
DER	Division of Environmental Remediation
EC	Engineering Control
EWP	Excavation Work Plan
HASP	Health and Safety Plan
IC	Institutional Control
ISMP	Interim Site Management Plan
NYSDEC	New York State Department of Environmental Conservation
NYSDOH	New York State Department of Health
NYCRR	New York Codes, Rules and Regulations
PID	Photoionization Detector
SCO	Soil Cleanup Objective
SMP	Site Management Plan
SPDES	State Pollutant Discharge Elimination System
TAL	Target Analyte List
TCL	Target Compound List
TCLP	Toxicity Characteristic Leachate Procedure
UST	Underground Storage Tank

ES EXECUTIVE SUMMARY

Although the remedial investigation for BCP Site #C828213 (Site) is underway, this BCP site has not yet been remediated or received a Certificate of Completion. This Interim Site Management Plan (ISMP) provides guidance on the required process, notifications and protocols to be implemented when known or potentially contaminated Site media (e.g., soil, fill material, groundwater) are to be disturbed.

The current Site owner, Bonitatem LLC, is the Participant for the Site under the BCP. As the Participant, Bonitatem LLC is responsible for the implementation of this ISMP. Bonitatem LLC, therefore, will include in its contract with any person that comes onto the Site a requirement to cooperate and comply with this ISMP during any activities which may take place on the Site while the ISMP is in place. As part of the BCP process to obtain a Certificate of Completion for the Site after a remedy has been implemented to the satisfaction of NYSDEC, Bonitatem LLC will replace this ISMP with a long term NYSDEC-approved Site Management Plan (SMP).

The Site is designated as the 1560 Lake Avenue Site, it is located in Rochester, New York, and identified as NYSDEC ID #C828213. The Site was formerly occupied by an automobile dealership and, after the Certificate of Completion is obtained, is contemplated that the Site will be redeveloped by the City for commercial use.

Further descriptions of the ISMP requirements are provided in detail in the latter sections of this document.

1.0 INTRODUCTION

1.1 General

This ISMP is an element of the remedial program for the 1560 Lake Avenue Site located in Rochester, New York, which is hereinafter referred to as the "Site". See Figure 1. The Site is currently in the New York State (NYS) Brownfield Cleanup Program (BCP), which is administered by New York State Department of Environmental Conservation (NYSDEC). The Site is currently a vacant lot.

Bonitatem LLC entered into a Brownfield Cleanup Agreement Index No. C828213-01-20 (BCA) on March 3, 2020 with the NYSDEC to remediate the Site to be suitable for commercial use. Zoning for the Site and surrounding properties is shown on Figure 2. The Site location and its boundaries are shown on Figure 3.

Soil and fill material on portions of the Site are contaminated with petroleum, other volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), including polycyclic aromatic hydrocarbons (PAHs), metals and pesticides, and groundwater is contaminated with petroleum. A Remedial Investigation (RI) is underway.

This ISMP identifies the methods and procedures required to manage contaminated and potentially contaminated media (e.g., soil, fill, groundwater) at the Site during any ground intrusive activities prior to the selection and implementation of the Site remedy. With modification, this ISMP will form the basis for development of a final SMP for the Site. This ISMP also includes a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) that can be adopted and implemented by parties associated with Site activities. The HASP and CAMP include measures to protect Site workers and the nearby community during activities that have the potential for exposure to contaminants in soil, fill, or groundwater at the Site. Section 8.0 of the HASP is a fugitive dust/particulate and VOC air monitoring program that includes measures to prevent potential exposures to airborne residual contaminants.

It is important to note that:

- Failure to comply with this ISMP is also a violation of Environmental Conservation Law, 6NYCRR Part 375 and the BCA (Index #C828213-01-20; Site #C828213) for the Site, and thereby subject to applicable penalties.

All reports associated with the Site can be viewed by contacting the NYSDEC or its successor agency managing environmental issues in New York State. A list of contacts for persons involved with the Site is provided in Appendix A of this ISMP.

This ISMP was prepared by Day Environmental, Inc. (DAY), on behalf of Bonitatem LLC, in accordance with the requirements of the NYSDEC's DER-10 ("Technical Guidance for Site Investigation and Remediation"), dated May 2010, and the guidelines provided by the NYSDEC. This ISMP addresses the means for implementing methods and procedures required by the BCA to manage any contaminated and potentially contaminated media disturbed during any ground intrusive activities until a final remedy and a final SMP for the Site are approved by NYSDEC, and the Environmental Easement for the Site is recorded.

1.2 Revisions

Revisions to the ISMP will be proposed in writing to the NYSDEC's project manager. The NYSDEC will provide a notice of any approved changes to the ISMP, and append these notices to the ISMP that is retained in its files. DAY will place this ISMP in the document repository for the Site and will append this ISMP with the notices of approved changes to the ISMP.

And, after implementation of any required remedial activities, a final Site Management Plan (SMP) will be prepared identifying each permanent EC and IC for this Site. That final SMP will replace this ISMP.

1.3 Notifications

Notifications will be submitted by DAY to the NYSDEC on behalf of the property owner, Bonitatem LLC, as needed, in accordance with NYSDEC's DER – 10 for the following reasons:

- 60-day advance notice of any proposed changes in Site use that are required under the terms of the BCA, 6NYCRR Part 375 and/or Environmental Conservation Law.
- 7-day advance notice of any field activity associated with the remedial program.
- 15-day advance notice of any proposed ground-intrusive activity pursuant to the Excavation Work Plan.
- Notice within 48-hours of any damage or defect to the foundation, structures or EC that reduces or has the potential to reduce the effectiveness of an EC, and likewise, any action to be taken to mitigate the damage or defect.
- Verbal notice by noon of the following day of any emergency, such as a fire, flood or earthquake, that reduces or has the potential to reduce the effectiveness of ECs in place at the Site, with written confirmation within 7 days that includes a summary of actions taken, or to be taken, and the potential impact to the environment and the public.
- Follow-up status reports on actions taken to respond to any emergency event requiring ongoing responsive action submitted to the NYSDEC within 45 days describing and documenting actions taken to restore the effectiveness of the ECs.

Any change in the ownership of the Site or the responsibility for implementing this SMP will include the following notifications:

- 60-day advance notice of any proposed change in ownership. This will include a certification that the prospective purchaser/Remedial Party has been provided with a copy of the BCA, and all approved work plans and reports, including this ISMP.

- Within 15 days after the transfer of all or part of the Site, the new owner's name, contact representative, and contact information will be confirmed in writing to the NYSDEC.

Table 1 includes contact information for the above notification. The information on this table will be updated as necessary to provide accurate contact information. A full listing of site-related contact information is provided in Appendix A.

Table 1: Notifications*

Name	**Contact Information**
Tasha Mumbrue, GIT NYSDEC Project Manager	(585) 226-5459 tasha.mumbrue@dec.ny.gov
David Pratt, P.E., NYSDEC Regional HW Engineer	(585) 226-5449 david.pratt@dec.ny.gov
Kelly Lewandowski, NYSDEC Site Control	(518) 402-9553 kelly.lewandowski@dec.ny.gov

* Note: Notifications are subject to change and will be updated as necessary.

2.0 SUMMARY OF PREVIOUS INVESTIGATIONS AND REMEDIAL ACTIONS

2.1 Site Location and Description

The Site is located in Rochester, Monroe County, New York and is identified as Section 090.44, Block 1 and Lot 1.2. The Site is an approximately 2.144-acre area and is bounded by: Redwood Road to the north; commercial property and Lapham Street to the south; Lapham Street Extension to the east; and Lake Avenue to the west (see Figure 3 – Site Plan with Surrounding Properties). The boundaries of the Site are more fully described in Appendix B. The owner of the site parcel at the time of issuance of this ISMP is Bonitatem LLC.

2.2 Physical Setting

2.2.1 Land Use

The Site consists of vacant land. The Site is zoned commercial and is currently vacant with no Site occupants. The Site was occupied by an automobile dealership from approximately the 1940s to 2000s.

The properties adjoining the Site and, in the neighborhood, surrounding the Site primarily include commercial, residential, and industrial properties. The properties immediately south of the Site include commercial and residential properties; the properties immediately north of the Site include commercial properties; the properties immediately east of the Site include residential properties; and the properties to the west of the Site include commercial and industrial properties.

2.2.2 Geology

The ground surface of the Site is predominately covered with asphalt pavement, concrete sidewalks and the earthen footprint of the former building. Heterogeneous fill extends from the ground surface or below asphalt pavement to depths up to 13 feet below ground surface (bgs). Little to no fill has been observed in the abandoned Lapham Street right-of-way located along the southernmost portion of the Site. The fill generally consists of reworked urban soils (various mixtures of sand, gravel, and silt) with lesser amounts of organics, rock, brick, concrete, glass, coal, cinders, ash, sandstone, terracotta, wood, and metal. Building debris may also be present in proximity to former buildings.

The indigenous soil beneath the fill generally consists of glacial lake deposits of firm silty clay, silty sand, and gravelly sand with trace silt that extend to depths of 2 to 15 feet bgs, which is underlain by glacial till consisting of compact to dense red-brown silty sand with gravel and clay. Some pockets of sand, silt and clay were documented within the dense glacial till. Beneath the indigenous soil, weathered gray green shale of the Maplewood Formation was encountered at some boring locations at depths of approximately 16 to 18 feet bgs. Light gray to white sandstone of the Thorold (aka Kodak) Formation was encountered at depths ranging between 18.5 and 33 feet bgs. Red gray siltstone with sandstone interbeds of the Grimsby Formation were encountered at depths ranging between 22 and 37 feet bgs.

2.2.3 Hydrogeology

The depth to top of static groundwater levels in overburden monitoring wells was measured between approximately 5 and 9 feet bgs. The depths to top of static groundwater levels measured in bedrock monitoring wells were measured between approximately 6 and 18 feet bgs. Groundwater flow in the overburden is generally towards the east, and groundwater flow in the bedrock is generally towards the south (refer to Figure 8 through Figure 12).

2.3 Investigation and Remedial History

The RI is ongoing. The following narrative provides an environmental timeline and a brief summary of the available project records that document past investigative and remedial activities for the Site. Unless and until the RI, or other testing, is completed and finds to the contrary, all soil and groundwater across the Site is considered to be contaminated as documented in the project records summarized herein.

The Site was an automobile sales and service facility from the late-1940s to mid-2000s. In the early years, there was a gasoline fueling station on the northwest corner of the Site along Lake Avenue. Between at least 1910 and 1950, some structures that appear to be residential dwellings and out buildings were located on the central and/or southern portions of the Site. The southernmost 25 feet of the Site was once part of a now-abandoned portion of Lapham Street. The automobile sales and service operations at the Site ceased by September 2006. The automobile sales and service facility was demolished in January/February 2008.

A review of previous environmental reports indicates nine underground storage tanks (USTs) were removed from the Site from the 1960s to the 1980s, although complete closure documentation, including post-excavation soil samples, was not available. The previous environmental records show complete closure documentation, including post-excavation soil samples, for an additional six USTs that were removed from the Site from the 1990s to the 2000s (i.e., different USTs from the nine that were removed from the Site in the 1960s to the 1980s). In order to evaluate whether any additional USTs were still present, a geophysical survey was conducted across the entire Site, which identified two magnetic anomalies. Test pits excavated at the two magnetic anomalies nevertheless did not identify additional USTs. Records indicate that the Site had a large grease pit, an oil water separator within the building, and numerous in-ground lifts. Documentation regarding the closure of these structures is not available.

Given the various former buildings that were present on the Site, the potential exists for building foundations, miscellaneous demolition debris (including materials containing asbestos or lead-based paint), and potentially regulated solid waste to be present on parts of the Site.

Historically, sewer lines were present beneath the southernmost part of the Site that was formerly part of Lapham Street. In addition, the 1910 and 1918 Plat maps depict a former sewer pipe transecting the Site (refer to Figure 4). Sewer pipes transecting the Site can result in preferential pathways for the movement of contaminants originating from on-site and/or off-site sources, including the adjacent and nearby industrial facilities.

Four NYSDEC Spills are listed for the Site, as briefly described below:

- **Spill No. 9703887:** This spill occurred when an ex-employee reported that waste fluid was washed down a storm drain. Monroe County investigated and stated that no follow-up action was needed. The spill file was subsequently closed by the NYSDEC; although the Spill Report Form indicates environmental conditions do not meet standards.
- **Spill No. 9870467:** This spill occurred when an underground waste oil tank (identified as Tank No. 003-A) was being removed. The spill file was closed in 2000 after receiving a report indicating that the residual contamination was limited to the Site and the concentrations were not significant. Additional information is provided in Section 2.3. The spill file was subsequently closed by the NYSDEC; although the Spill Report Form indicates environmental conditions do not meet standards.
- **Spill No. 9970522:** This spill occurred when impacts were found while removing a 4,000-gallon gasoline tank (identified as Tank No. 001) and a 1,000-gallon waste oil tank (identified as Tank No. 002-A). The NYSDEC closed the spill file following receipt of the confirmatory analytical sampling. Additional information is provided in Section 2.3. The Spill Report Form indicates environmental conditions meet standards.
- **Spill No. 0170480:** This spill was opened when petroleum impacts were found as part of a road improvement project from borings in front of the Site on Lake Avenue. Subsequently three 2,000-gallon USTs and 40 tons of soil were removed (identified as Tank Nos 007-A, 008-A, and 009-A) from the northwest corner of the Site. Per the spill report, residual contamination remained in the excavation. The spill file was closed in 2002 without a resolution, and the Spill Report Form indicates environmental conditions do not meet standards. Additional information is provided in Section 2.3.

Various environmental studies were conducted at the Site between 1999 and 2018. The cumulative test locations where field and analytical samples were collected during the previous studies are shown on Figure 4. The cumulative overburden and bedrock monitoring wells installed for this Site during the previous studies are shown on Figure 5.

During the previous environmental studies, petroleum impacts to soil and groundwater have been documented at the Site. The petroleum impacts consist primarily of VOCs. Peak photoionization detector (PID) readings measured on soil samples and total target compound list (TCL) VOCs detected in soil samples from the cumulative previous investigations are shown on Figure 6 and Figure 7, respectively. Total TCL VOCs previously detected in overburden groundwater samples and bedrock groundwater samples are shown on Figure 8 and Figure 9, respectively. The highest concentrations of total TCL VOCs in bedrock groundwater do not align with the highest concentrations of total TCL VOCs in overburden groundwater, the total TCL VOCs in soil, or the peak PID readings in soil. Figure 10 and Figure 11 provide a comparison of the VOCs benzene and MTBE

in overburden groundwater and bedrock groundwater. As shown, MTBE is predominantly in bedrock groundwater. Benzene was detected within some overburden and bedrock samples, and one or more past petroleum releases may be a contributing source.

In addition, the fill material at the Site has occasionally been found to contain elevated concentrations of PAH SVOCs and some metals (e.g., lead, mercury).

Further details for each environmental study are provided below.

- Data Package for NYSDEC Spill No. 9870467 prepared by DAY for Piehler Pontiac Corporation, dated August 1999. A Phase II Environmental Site Assessment (Phase II ESA) was conducted as a result of impacted soil encountered during removal of a 2,000-gallon UST used to collect overflow from an oil/water separator which was located on the Site. According to this report attempts were made during the removal of the tank to excavate out the impacted material; however, groundwater infiltration that was encountered at 13 feet bgs made it infeasible. As part of the Phase II ESA, nine soil borings and three temporary groundwater monitoring wells were installed. Four of the investigation locations exhibited evidence of impacts such as odors, staining and elevated PID readings. Three soil and three groundwater samples were submitted for laboratory analysis of petroleum related compounds. One test boring (TB-7) located south of the former UST excavation had seven SVOCs which exceeded NYSDEC soil cleanup objectives (SCOs). In addition, the VOC 1,2,4-Trimethylbenzene exceeded its Commercial Use SCO. One monitoring well (TB-5) located just south of the former tank location contained four PAH SVOCs above the groundwater standard/guidance values. In one soil sample collected from within the former excavation area (TB-8), no target analytes were detected; however, the report stated that the detection limits in this location were elevated due to the presence of non-target analytes. Polychlorinated Biphenyls (PCBs) and Toxicity Characteristic Leaching Procedure (TCLP) metals were also tested in this location, and the results were non-detect for both groups of analytes. The report concluded that the former use of the oil/water separator system had impacted the subsurface and that other analytes not specifically tested for in TB-8 may be present in excess of regulatory standards. No information on the closure of the oil/water separator itself, reportedly located within the north portion of the former building, was provided other than a note from Piehler Pontiac Corporation stating that it was removed on 12/31/1998.

- Closure Report and Site Assessment prepared by Pump and Tank, Inc. for Piehler Pontiac Corporation, dated December 7, 1999. This report stated that, when a 4,000-gallon gasoline tank and a 1,000-gallon waste oil tank were removed, "slight staining around fills" was observed (Tank No. 001 and 002-A). Per the report, four to six tons of petroleum contaminated soil was removed. This report provided analytical results for confirmatory soil samples and a soil sample collected from stockpiled material. No SVOCs, and only trace detections of petroleum-related VOCs, were detected in the confirmatory soil samples.

- Hazardous Waste/Contaminated Materials Investigation Report, for NYS Route 104, West Ridge Road, prepared by Bergmann Associates, P.C., for City of Rochester, dated December 28, 2001. This report included environmental work within the public right-of-way of Lake Avenue immediately west of the Site. A total of four test borings (designated as BH-20, BH-25, BH-26 and BH-27) were advanced in the adjoining public right-of-way. Field evidence of petroleum impact was documented at two of the locations (BH-20 and BH-25). Test results for BH-20 contained some petroleum analytes at concentrations exceeding Protection of Groundwater SCOs. PCB and metals test results were non-detect or below applicable SCOs.

- Test borings and Lab Testing, conducted by DAY, December 2001: To evaluate Site conditions in proximity to the petroleum impact documented by Bergmann in the adjoining Lake Avenue public right-of-way (discussed above), three test borings (designated as TB-01 through TB-03) were advanced on the northwest portion of the Site. Field evidence of petroleum impact, and lab results showing petroleum VOCs at concentrations exceeding Protection of Groundwater SCOs and/or Commercial Use SCOs, was detected in the soil samples from TB-02 and TB-03, but not TB-01.

- Letter entitled "1560 Lake Avenue, Rochester New York" prepared by DAY for Piehler Pontiac Corporation, dated December 3, 2002. This letter summarized sampling that took place in 2002 within a former grease pit structure located beneath a portion of the concrete floor in the service garage portion of the former building on the Site. Two samples of standing water were collecting from the grease pit, one was analyzed for PCBs, total petroleum hydrocarbons (TPH), benzene, toluene, ethylbenzene and xylene (collectively "BTEX"), MTBE and PAH SVOCs and the second was analyzed for oil and grease. PCBs, BTEX, MTBE and PAH SVOCs were non-detect. Heavy-weight TPH designated as lube oil, and oil and grease, were detected in the samples. The letter estimated that approximately 1,360 gallons of standing water was present in the former grease pit when the sampling event took place. The letter stated that there were concerns regarding the long-term structural integrity of the pit; thus, it was anticipated that it would be closed in-place. The letter recommended that the water be either pre-treated prior to discharge to the on-site oil water separator system or be disposed of off-site. Information reviewed indicated that the impacted water was pumped from the approximately 9' x 48' x 8' grease pit and properly disposed prior to the grease pit being filled in with flowable fill.

- Underground Storage Tank Closure Report, 1560 Lake Avenue, Rochester, New York prepared by DAY for Piehler Pontiac Corporation, dated January 2003. This report pertained to the removal of three 2,000-gallon USTs related to spill number 0170480. The tanks were located on the northwest portion of the Site in the area of Bergmann's 2001 Lake Avenue right-of-way study test locations adjoining the Site and DAY's December 2001 test boring TB-02. Each tank was in poor condition and petroleum contaminated soils were encountered in the tank pit. Approximately 33 tons of non-hazardous petroleum-contaminated soil was removed from the tank excavation and disposed at an appropriate regulated landfill facility. Some of the confirmatory soil samples contained petroleum-related VOCs at concentrations that exceeded Protection of Groundwater SCOs, but none of the confirmatory soil samples exceeded Commercial Use SCOs.

- Data Package for NYSDEC Spill No. 0170480 prepared by DAY for Piehler Pontiac Corporation, dated March 15, 2012. This report is related to Spill 0170480 that involved petroleum contamination in the area of the three USTs that were closed on the northwest portion of the Site. The investigation was performed to further define the residual contamination associated with this spill. A total of 18 soil borings (designated as B-1 through B-18), six of which were converted to monitoring wells (designated as MW-1 through MW-6) were installed. Petroleum odors and staining were observed in nine boring locations (i.e., B-1, B-3, B-4, B-5, B-6, B-7, B-8, B-9, and B-18) and staining with no odor noted was observed in four other locations (B-13, B-15, B-16, and B-17). The odors/staining were typically observed around the top of the assumed water table and extended to equipment refusal, which was likely due to bedrock (16.3 to 19.8 feet bgs). Twelve soil samples and seven groundwater samples were analyzed for petroleum-related VOCs and the SVOC naphthalene. Petroleum-related VOCs and/or the SVOC naphthalene were detected in three of the soil samples at concentrations exceeding Protection of Groundwater SCOs, but not Commercial Use SCOs. These locations were below the former building footprint. Petroleum-related VOCs and/or the SVOC naphthalene were also detected in groundwater at three monitoring wells (MW-1, MW-3 and MW-6) at concentrations exceeding groundwater standards or guidance values. MW-1 is located immediately adjacent to the former location of the three USTs, MW-3 is located within the former building footprint southeast of the former USTs, and MW-6 is located along the eastern Site boundary. MW-6 also had a detection of MTBE above its groundwater standard. MTBE was not detected in other overburden wells, or the soil samples, across the Site.

- Phase I Environmental Site Assessment Report, 1540 and 1560 Lake Avenue, prepared by Stantec for the City of Rochester, dated December 7, 2017. This Phase I Environmental Site Assessment (Phase I ESA) was completed for the Site (1560 Lake Avenue) and also the adjoining property to the south (1540 Lake Avenue). This report identified the following recognized environmental conditions (RECs) for the Site:
  - Historical use of the Site as an automobile dealership with associated automobile repair services;
  - The documented presence of petroleum impacts in soil and groundwater;
  - The historical presence of USTs, a grease pit, and an oil/water separator in conjunction with the lack of documentation for proper closure/removal of these underground structures;
  - The documented presence of fill material and the potential presence of demolition debris and potentially regulated solid waste; and;
  - Historical use of the adjoining properties as a gasoline station, automobile dealer/repair facility, industrial facilities and dry cleaners in conjunction with the current/historical presence of sewer lines which could act as a preferential pathway for contaminant migration or releases, including a 24-inch sewer pipe shown on 1910 and 1918 Plat Maps transecting the middle of the Site from west to east.

- Phase II Environmental Site Assessment Data Package, 1540 and 1560 Lake Avenue, prepared by Stantec for the City of Rochester, dated March 23, 2018. This Phase II ESA was completed for the Site (1560 Lake Avenue) and also the adjoining property to the south (1540 Lake Avenue). This data package identified the following environmental conditions for the Site:
  - A geophysical survey conducted across the Site identified two anomalies on the northwest portion of the Site. Subsequent test pitting did not encounter any USTs, drums or other structures of concern at these two anomaly areas.
  - The depth to the top of groundwater at on-site wells set in the overburden generally range between 5.0 to 8.6 feet bgs., and depth to the top of groundwater at wells set in bedrock generally range between 6.1 to 18.5 feet bgs.
  - Petroleum-related compounds were detected in numerous soil samples at concentrations exceeding Protection of Groundwater SCOs and in one sample above Commercial Use SCOs. The VOC MTBE (a gasoline additive) was detected in one of seventeen soil samples tested (i.e., test boring B-100), and only at a concentration of 24 microgram per kilogram (ug/Kg) or parts per billion (ppb), which is below both the Protection of Groundwater SCO and the Commercial Use SCO.
  - PAH SVOCs were detected in many urban soil/fill material samples at concentrations exceeding Protection of Groundwater SCOs and/or Commercial Use SCOs. Some metals were also detected in some urban soil/fill material samples at concentrations exceeding Protection of Groundwater SCOs, but not Commercial Use SCOs. Many of these test locations with exceedances contained ash and/or cinders.
  - PCBs were not detected in soil or urban soil/fill material samples.
  - The pesticide heptachlor epoxide was detected in one urban soil/fill material sample at a concentration exceeding its Protection of Groundwater SCO, but not its Commercial Use SCO. Some other pesticides were detected in this sample and other soil and urban soil/fill material samples at concentrations that exceeded Unrestricted Use SCOs, but not Protection of Groundwater SCOs or Commercial Use SCOs.
  - Petroleum-related VOCs were detected in overburden groundwater samples at concentrations exceeding groundwater standards and guidance values. Petroleum-related VOCs were also detected in bedrock groundwater samples, which was substantially comprised of MTBE. However, MTBE was only detected in two of twelve overburden groundwater samples at concentrations of 47 and 240 ug/l or ppb. MTBE was detected in four of the five bedrock groundwater samples at concentrations ranging between 580 and 3,900 ug/l or ppb. The highest concentration of MTBE detected in the overburden groundwater was at the downgradient well MW-6 along the east side of the Site where the top of the overburden groundwater table is closest to the top of the bedrock groundwater table (i.e., an area of the Site where overburden and bedrock groundwater may be comingling).

- Lapham St Extension Groundwater Study Data Package, prepared by DAY, May and August 2018. In May 2018, five one-inch polyvinyl chloride monitoring wells (designated as MW-LE-01 through MW-LW-05) were installed in the tree lawn on the east side of the Lapham Street Extension public right-of-way (i.e., off-site to the east of the Site). May 2018 groundwater samples from the five wells contained petroleum-related VOCs at concentrations ranging between 0.27 and 38 ug/l or ppb. The concentrations of benzene, isopropylbenzene and/or MTBE detected in three of these groundwater samples exceeded NYSDEC groundwater standards or guidance values. Based on May 2018 and August 2018 measurements, groundwater in the overburden generally flows eastward, and groundwater in the bedrock generally flows southward. The top of the groundwater tables in the overburden and bedrock are closest to each other on the east side of the Site, which suggests that contaminants primarily in the bedrock groundwater and other contaminants primarily in the overburden groundwater may be co-mingling at low concentrations east of the Site.

Copies of each of the above reports were previously submitted to the NYSDEC.

A NYSDEC-approved RI is currently underway to further evaluate environmental conditions at the Site.

3.0 EXCAVATION WORK PLAN

The Excavation Work Plan (EWP) provided in Appendix C of this ISMP outlines the procedures required to be implemented during any disturbance of soil or fill materials on the Site. Any work conducted pursuant to the EWP must also be conducted in accordance with the procedures defined in a Health and Safety Plan (HASP), like the one included in Appendix D, and a Community Air Monitoring Plan (CAMP), like the one included in Appendix E, of this ISMP. The HASP and CAMP include measures to address potential exposures to residual contaminated material during ground intrusive work.

The Site is to be redeveloped with a commercial use, currently planned to be the construction of a City parking lot, which will include site grading work and subsurface utility installations. Redevelopment activities that have the potential to disturb Existing Contamination at the Site are subject to this ISMP and the EWP in Appendix C. All activities that will disturb Existing Contamination, and so are subject to this ISMP, will be coordinated with the NYSDEC.

4.0 GROUNDWATER MONITORING WELL PROTECTION

Groundwater monitoring is being performed as part of the RI. A network of 26 groundwater monitoring wells has been installed to monitor upgradient, on-site and downgradient groundwater conditions at the site. The network of on-site and off-site wells are shown on Figure 13. As shown, there are 20 overburden groundwater monitoring wells and 6 bedrock groundwater monitoring wells.

If biofouling or silt accumulation occurs in the on-site and/or off-site monitoring wells, the wells will be physically agitated/surged and redeveloped. Additionally, monitoring wells will be properly decommissioned with the NYSDEC's approval or replaced, if an event renders the wells unusable.

Repairs and/or replacement of wells in the monitoring well network will be performed based on assessments of structural integrity and overall performance.

The NYSDEC will be notified prior to any adjustment, repair or decommissioning of any monitoring well for the purpose of adjustment of heights or replacement, and the adjustment, repair or decommissioning and replacement process will be documented (e.g., Construction Completion Report, Final Engineering Report, monthly progress report). Well decommissioning without adjustment or replacement will be done only with the prior approval of the NYSDEC. Well abandonment will be performed in accordance with NYSDEC's guidance entitled "CP-43: Groundwater Monitoring Well Decommissioning Procedures." Monitoring wells that are decommissioned because they have been rendered unusable will be replaced in kind in the nearest available location, unless otherwise approved by the NYSDEC.

5.0. REPORTING REQUIREMENTS

Work completed under this ISMP will be documented and reported to NYSDEC (e.g., Construction Completion Report, Final Engineering Report, monthly progress report) until such time as this ISMP is replaced by the NYSDEC-approved SMP for the Site.

6.0 REFERENCES

6NYCRR Part 375, Environmental Remediation Programs. December 14, 2006.

NYSDEC DER-10 – "Technical Guidance for Site Investigation and Remediation". May 3, 2010.

NYSDEC, 1998. Ambient Water Quality Standards and Guidance Values and Groundwater Effluent Limitations Division of Water Technical and Operational Guidance Series (TOGS) 1.1.1., June 1998 through June 2004 addendum.

Data Package, 1560 Lake Avenue, August 1999, Day Environmental, Inc.

Closure Report and Site Assessment, 1560 Lake Avenue, B&D Pump and Tank, December 7, 1999.

Hazardous Waste/Contaminated Materials Investigation Report, for NYS Route 104, West Ridge Road, Bergmann Associates, P.C., December 28, 2001

Data Package for TB-01 thru TB-03, 1560 Lake Avenue, Day Environmental, Inc., December 13, 2001.

Excerpts from Hazardous Waste/Contaminated Materials Investigation Report, NYS Rte 104, W Ridge Rd, Bergmann Associates, December 28, 2001.

Grease Pit Letter, 1560 Lake Avenue, Day Environmental, Inc., December 3, 2002.

Underground Storage Tank Closure Report, 1560 Lake Avenue, Day Environmental, Inc., January 2003.

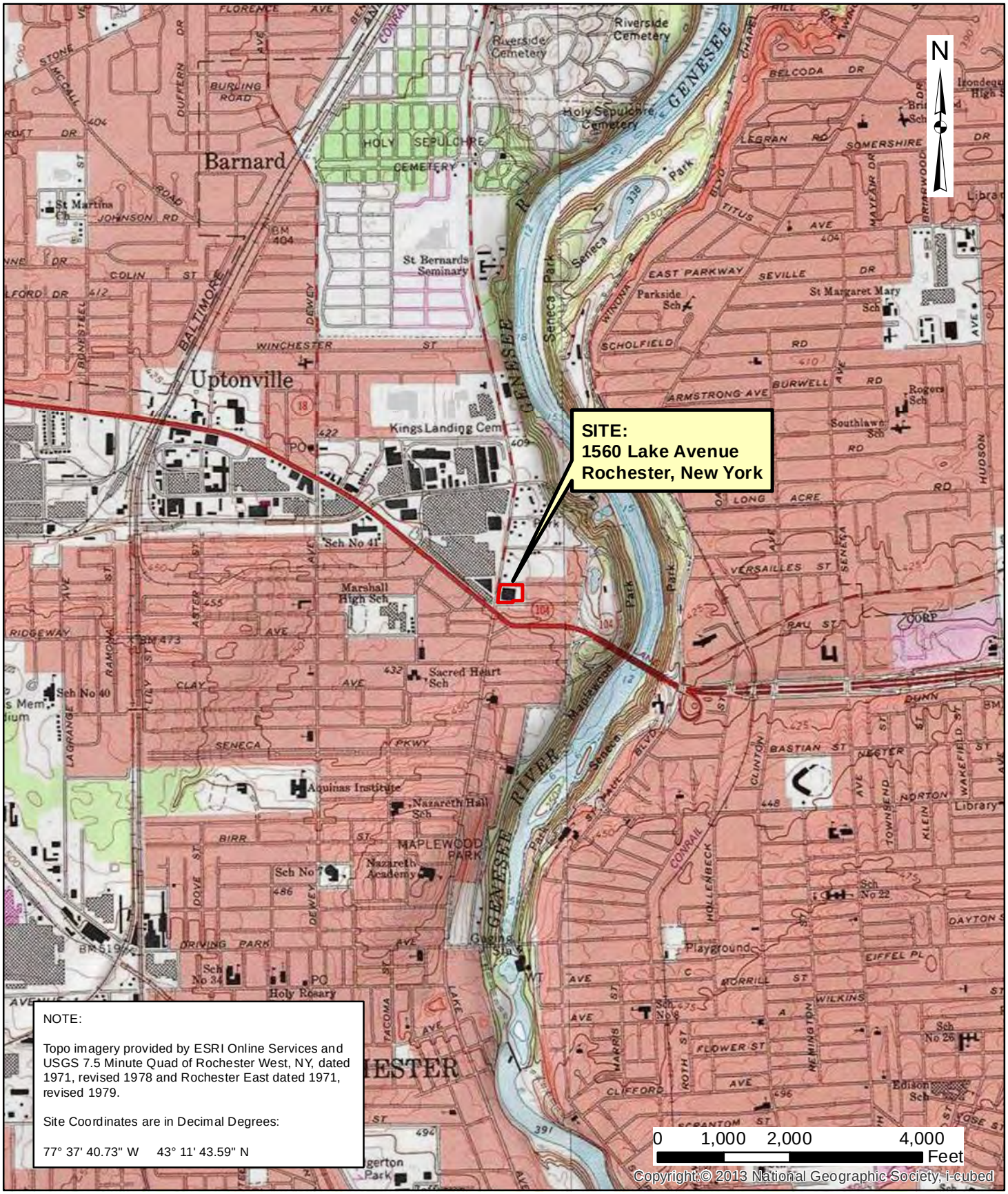
Data Package, Environmental Assessment, 1560 Lake Avenue, Day Environmental, Inc., March 15, 2012.

Phase I ESA Report, 1540 & 1560 Lake Avenue, Stantec, December 7, 2017.

Phase II ESA Data Package, 1540 & 1560 Lake Avenue, Stantec, March 23, 2018.

Lapham St Extension Groundwater Study, 1560 Lake Avenue, Day Environmental, Inc. May and August 2018.

FIGURES



NOTE:

Topo imagery provided by ESRI Online Services and USGS 7.5 Minute Quad of Rochester West, NY, dated 1971, revised 1978 and Rochester East dated 1971, revised 1979.

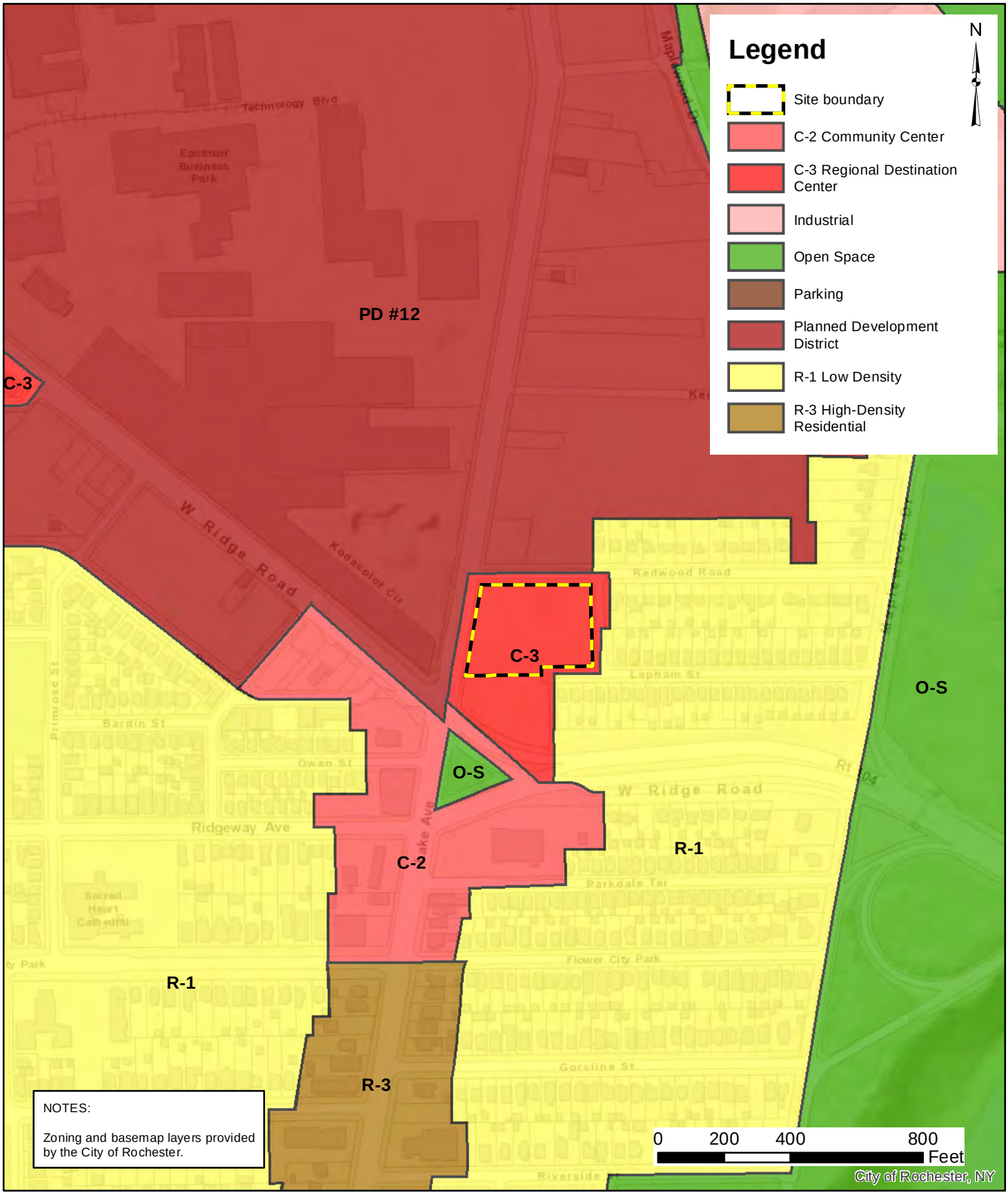
Site Coordinates are in Decimal Degrees:

77° 37' 40.73" W 43° 11' 43.59" N

Document Path: E:\GIS Mapping\Bonita\5721S-20\SMP\5721S-01-ISMP-Locus.mxd

Last Date Saved: 24 Apr 2020

Date: 04-24-2020 Drawn By: CPS Scale: AS NOTED	day **DAY ENGINEERING, P.C.** **Environmental Engineering Consultants** **Rochester, New York 14606** **New York, New York 10170**	Project Title: 1560 LAKE AVENUE ROCHESTER, NEW YORK BROWNFIELD CLEANUP PROGRAM Drawing Title: Project Locus Map	Project No.: 5721S-20 FIGURE 1



Document Path: E:\GIS Mapping\Bonita\5721S-20\SMP\5721S-02-Zoning.mxd

Last Date Saved: 24 Apr 2020

Date: 04-24-2020	day DAY ENVIRONMENTAL, INC. Environmental Consultants Rochester, New York 14606 New York, New York 10170	Project Title: 1560 LAKE AVENUE ROCHESTER, NEW YORK BROWNFIELD CLEANUP PROGRAM	Project No.: 5721S-20
Drawn By: CPS		Drawing Title: Zoning Map	FIGURE 2
Scale: AS NOTED			

NOTES:

Property boundaries provided by City of Rochester dated 2018.

Aerial imagery provided by the NYS GIS clearinghouse, dated 2015. This image may not reflect the most recent site conditions.

Figure edited by NYSDEC January 7, 2020.

Last Date Saved: 10 May 2019 Document Path: E:\GIS Mapping\Bonita\5495S-18\Bonita\BCP\5495S-09-Adjacent Properties.mxd

PROJECT MANAGER	JAD	DRAWN BY	CPS
DATE	03-2019	DATE DRAWN	03-2019
SCALE	AS NOTED	DATE ISSUED	03-25-2019

day
DAY ENVIRONMENTAL, INC.
Environmental Consultants
Rochester, New York 14606
New York, New York 10170

Project Title
1560 LAKE AVENUE
ROCHESTER, NEW YORK
BROWNFIELD CLEANUP PROGRAM

Drawing Title
Site with Surrounding Properties

Project No.
5495S-18

FIGURE 3

Former 2,000 Gallon Overflow Tank for Former Oil/Water Separator

Former Location of USTs

Former 3,000 Gallon Gasoline UST Replaced in 1987 by 4,000 Gallon UST Removed in 1999

Location of Grease Pit Closed in Place

Former 1,500 Gallon Motor Oil, 550 Gallon Transmission Fluid, and 1,000 Gallon Waste Oil USTs Removed in 1987. Replaced with a 1,000 Gallon Waste Oil UST Removed in 1999

REDWOOD ROAD

LAPHAM STREET

KODACOLOR CIRCLE

LAKE AVENUE

BH-27 BH-25 BH-20 BH-26

TB-1 TB-2 TB-3 TB-4 TB-5 TB-6 TB-7 TB-8 TB-9

B-3 B-4 B-5 B-6 B-7 B-9 B-11 B-13 B-14 B-16 B-18 B-100 B-101 B-103 B-106 B-109 B-110 B-120 B-121 B-122 B-123 B-124 B-125

TP-1 TP-3 TP-4

MW-1 (B-1) MW-2 (B-2) MW-3 (B-8) MW-4 (B-10) MW-5 (B-12) MW-6 (B-15) MW-103R MW-121R MW-127R MW-128R MW-129R

B/MW-102 B/MW-104 B/MW-105 B/MW-107 B/MW-108 B/MW-126

MW-LE-01 MW-LE-02 MW-LE-03 MW-LE-04 MW-LE-05

NOTES:

Locations of monitoring wells and soil borings and test pits installed January 2017 and 2018 were provided by Stantec. These locations are to be considered approximate.

Test borings advanced March 1999, September 2001 and 2018 were located based on based on a geo-referenced drawing provided by Stantec. These locations are to be considered approximate.

Property boundaries provided by City of Rochester dated 2018.

Aerial imagery provided by the NYS GIS Clearinghouse, dated 2015. This image may not reflect the most recent site conditions.

Legend

N

- Test boring advanced March 1999
- Test boring advanced September 2001
- Test boring advanced December 2001
- Soil boring advanced November 2011 or January 2012
- Overburden monitoring well installed in November 2011 or January 2012
- Soil boring advanced January 2018
- Test pit excavated February 2018
- Bedrock monitoring well installed February 2018
- Overburden monitoring well installed May 2018
- Histroical sewer corridor - 1910 Plat Map
- Former building footprint
- Site boundary
- Adjacent parcels

0 25 50 100 Feet

NYSITS GIS Program Office

PROJECT MANAGER	DRAWN BY	SCALE	DATE	DATE DRAWN	DATE ISSUED
JAD	CPS	AS NOTED	04-2020	04-2020	04-24-2020

day
DAY ENVIRONMENTAL, INC.
Environmental Consultants
Rochester, New York 14606
New York, New York 10170

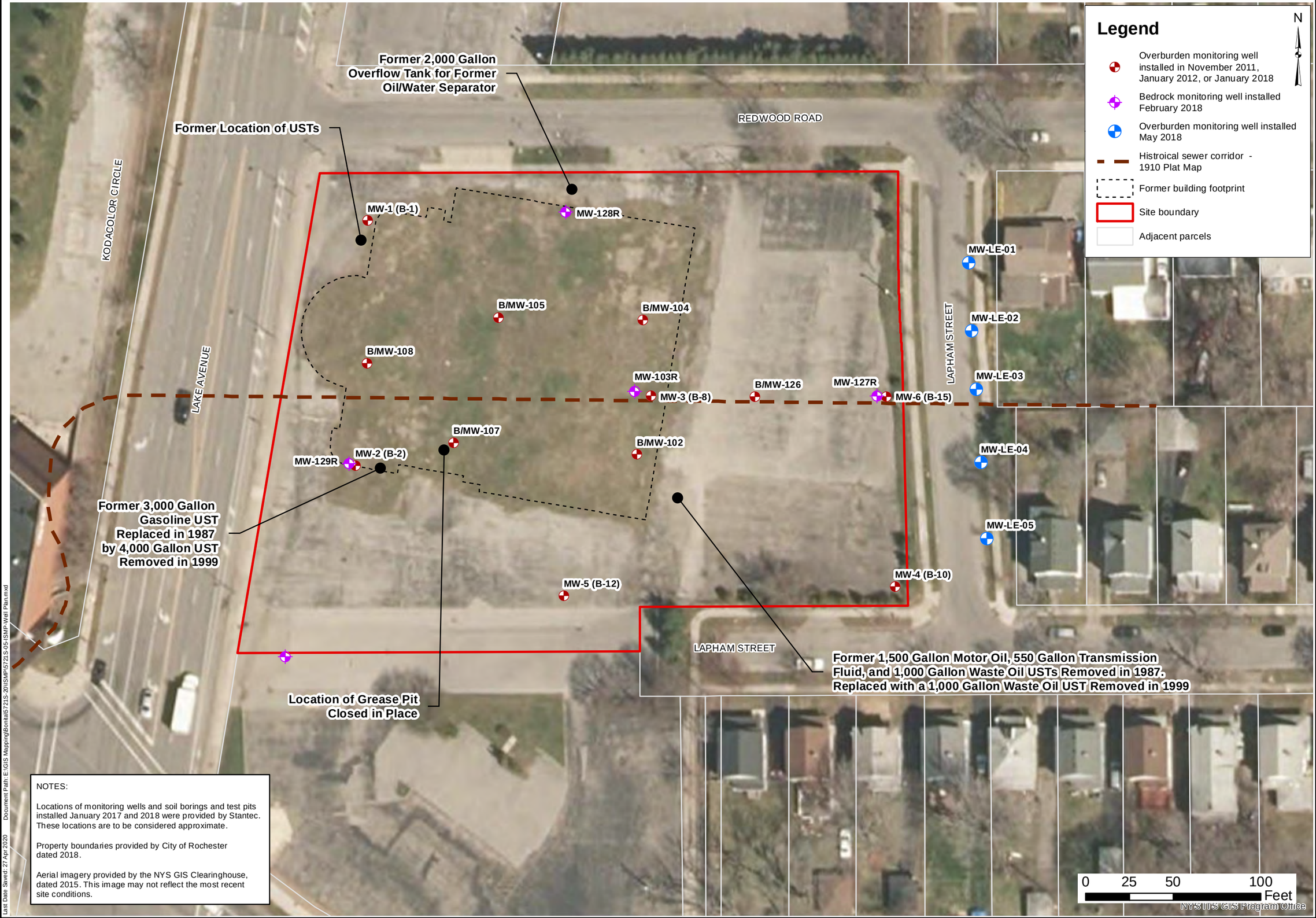
Project Title
1560 LAKE AVENUE
ROCHESTER, NEW YORK
BROWNFIELD CLEANUP PROGRAM

Drawing Title
Cumulative Test Locations with Sewer Location

Project No.
5721S-20

FIGURE 4

Last Date Saved: 04 May 2020 Document Path: E:\GIS Mapping\Bonita\5721S-20\ISMP\5721S-04-ISMP-SamplePlan 20190320.mxd



Legend

- Overburden monitoring well installed in November 2011, January 2012, or January 2018
- Bedrock monitoring well installed February 2018
- Overburden monitoring well installed May 2018
- Histroical sewer corridor - 1910 Plat Map
- Former building footprint
- Site boundary
- Adjacent parcels

NOTES:

Locations of monitoring wells and soil borings and test pits installed January 2017 and 2018 were provided by Stantec. These locations are to be considered approximate.

Property boundaries provided by City of Rochester dated 2018.

Aerial imagery provided by the NYS GIS Clearinghouse, dated 2015. This image may not reflect the most recent site conditions.

PROJECT MANAGER	DRAWN BY	SCALE	DATE
JAD	CPS	AS NOTED	04-24-2020

DATE: 04-2020
DATE DRAWN: 04-2020
DATE ISSUED: 04-24-2020

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Environmental Consultants
Rochester, New York 14606
New York, New York 10170

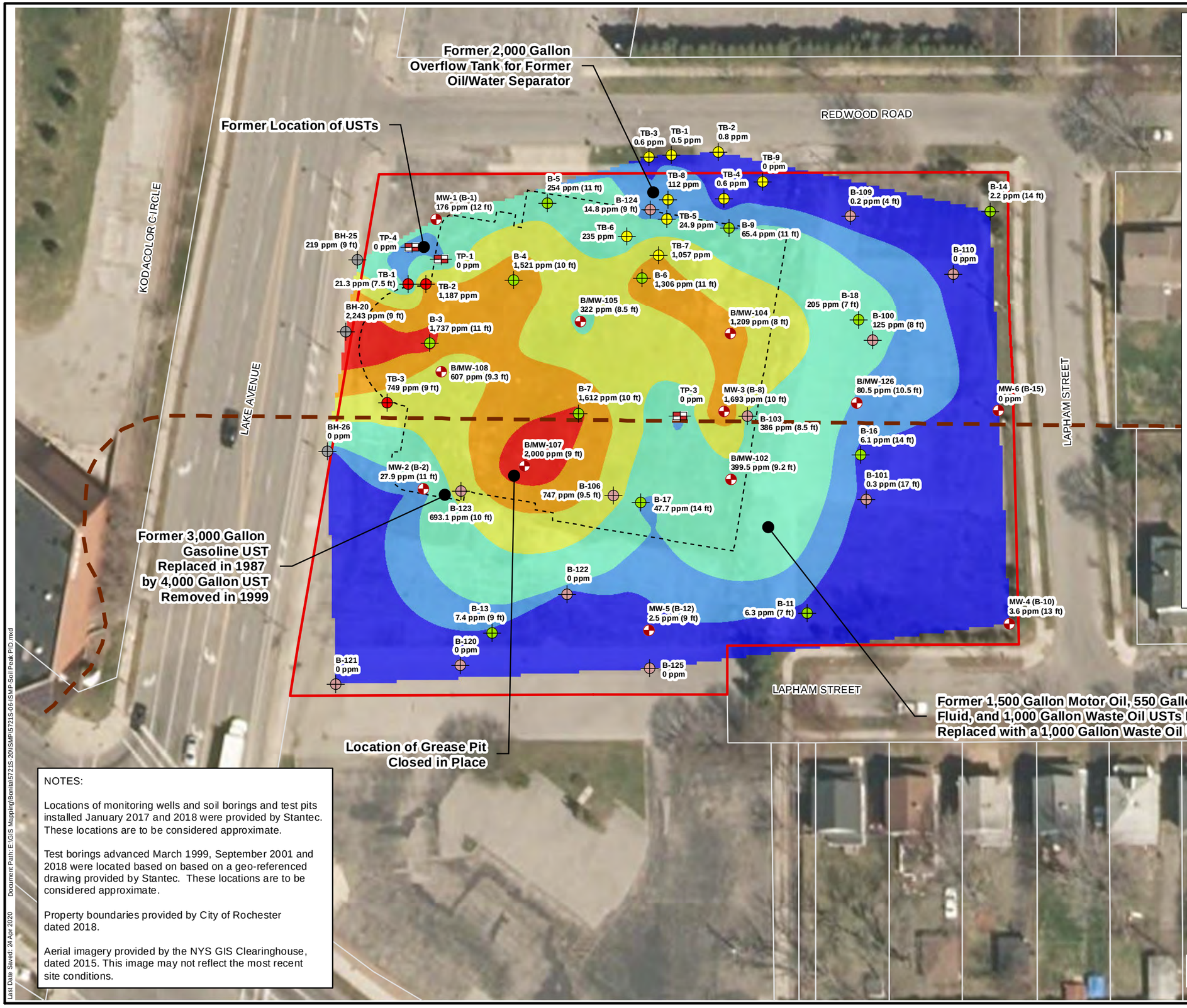
Project Title
1560 LAKE AVENUE
ROCHESTER, NEW YORK
BROWNFIELD CLEANUP PROGRAM

Drawing Title
Monitoring Well Locations Associated with Previous Investigations

Project No.
5721S-20

FIGURE 5

Last Date Saved: 27 Apr 2020 Document Path: E:\GIS Mapping\Bonita\5721S-20\ISMP\5721S-05-ISMP-Well Plan.mxd



Legend

N

- Test boring advanced March 1999
- Test boring advanced September 2001
- Test boring advanced December 2001
- Soil boring advanced in November 2011 or January 2012
- Soil boring advanced in January 2018
- Overburden monitoring well installed November 2011, January 2012, or January 2018
- Test pit excavated February 2018
- Histroical sewer corridor - 1910 Plat Map
- Site boundary
- Former building footprint
- Adjacent parcels

Peak PID Readings in Soil measured in part per million (ppm)

- 0 - 25
- 25 - 100
- 100 - 500
- 500 - 1,000
- 1,000 - 1,500
- Greater than 1,500

NOTES:

Locations of monitoring wells and soil borings and test pits installed January 2017 and 2018 were provided by Stantec. These locations are to be considered approximate.

Test borings advanced March 1999, September 2001 and 2018 were located based on based on a geo-referenced drawing provided by Stantec. These locations are to be considered approximate.

Property boundaries provided by City of Rochester dated 2018.

Aerial imagery provided by the NYS GIS Clearinghouse, dated 2015. This image may not reflect the most recent site conditions.

PROJECT MANAGER	DRAWN BY	SCALE	DATE	DATE DRAWN	DATE ISSUED
JAD	CPS	AS NOTED	04-2020	04-2020	04-24-2020

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Environmental Consultants
Rochester, New York 14606
New York, New York 10170

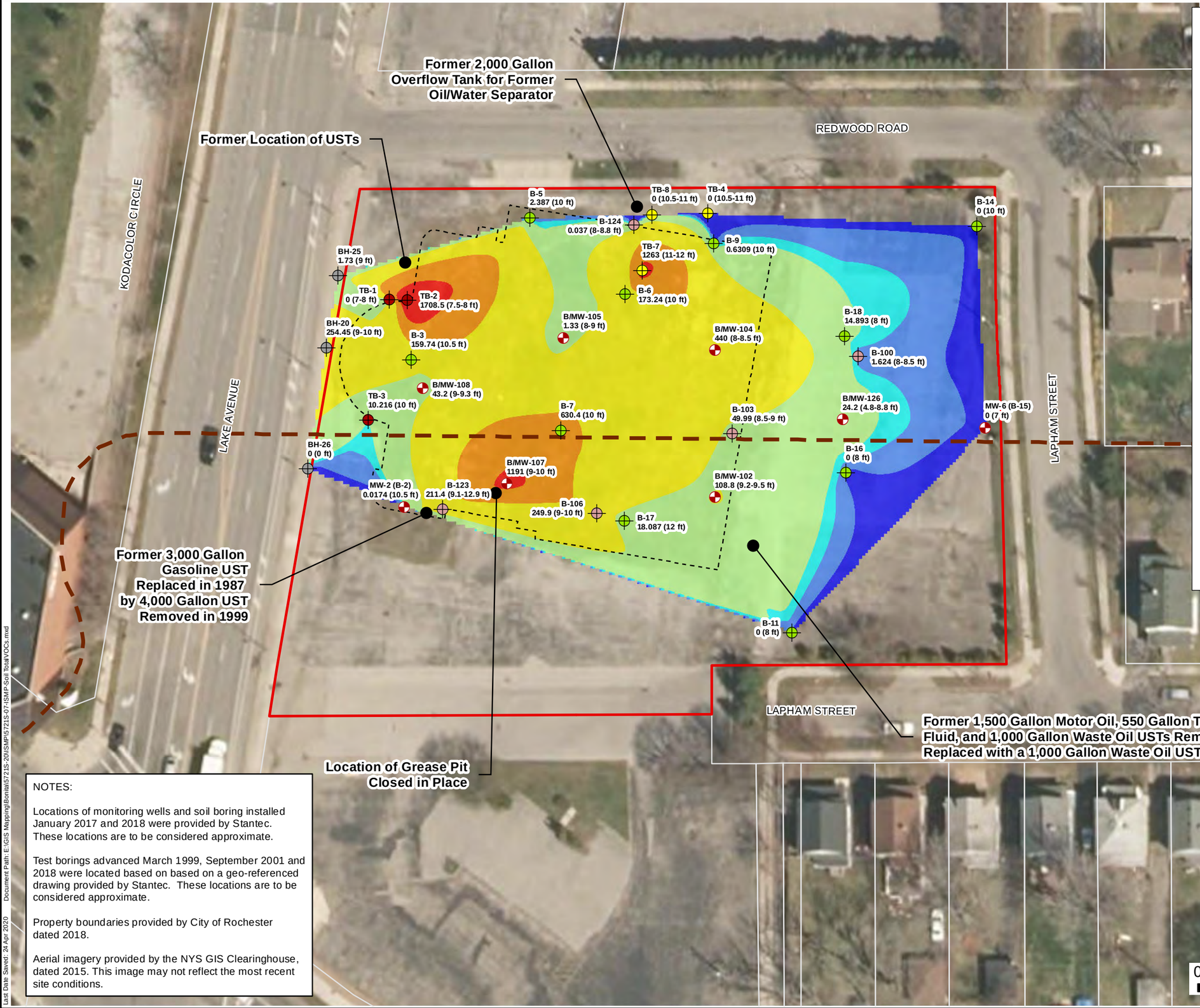
Project Title
1560 LAKE AVENUE
ROCHESTER, NEW YORK
BROWNFIELD CLEANUP PROGRAM

Drawing Title
Peak PID Readings in Previous Soil Samples

Project No.
5721S-20

FIGURE 6

Last Date Saved: 24 Apr 2020 Document Path: E:\GIS Mapping\Bonita\5721S-20\ISMP\5721S-06-ISMP-Soil Peak PID.mxd



Legend

N

- Test boring advanced March 1999
- Test boring advanced September 2001
- Test boring advanced December 2001
- Soil boring advanced November 2011 or January 2012
- Monitoring well installed in November 2011, January 2012, or January 2018
- Soil boring advanced January 2018
- Histroical sewer corridor - 1910 Plat Map
- Former building footprint
- Site boundary
- Adjacent parcels

Total TCL VOCs in Soil measured in parts per million (ppm)

- 0 - 1
- 1 - 5
- 5 - 10
- 10 - 100
- 100 - 500
- 500 - 1,000
- Greater than 1,500

NOTES:

Locations of monitoring wells and soil boring installed January 2017 and 2018 were provided by Stantec. These locations are to be considered approximate.

Test borings advanced March 1999, September 2001 and 2018 were located based on based on a geo-referenced drawing provided by Stantec. These locations are to be considered approximate.

Property boundaries provided by City of Rochester dated 2018.

Aerial imagery provided by the NYS GIS Clearinghouse, dated 2015. This image may not reflect the most recent site conditions.

Last Date Saved: 24 Apr 2020 Document Path: E:\GIS Mapping\Bonita\5721S-20\ISMP\5721S-07-ISMP-Soil Total VOCs.mxd

PROJECT MANAGER	JAD
DRAWN BY	CPS
DATE	04-2020
DATE DRAWN	04-2020
SCALE	AS NOTED
DATE ISSUED	04-24-2020

day
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Environmental Consultants
Rochester, New York 14606
New York, New York 10170

Project Title
1560 LAKE AVENUE
ROCHESTER, NEW YORK
BROWNFIELD CLEANUP PROGRAM

Drawing Title
Total TCL VOCs in Previous Soil Samples

Project No.
5721S-20

FIGURE 7

Former 2,000 Gallon Overflow Tank for Former Oil/Water Separator

Former Location of USTs

REDWOOD ROAD

KODACOLOR CIRCLE

LAKE AVENUE

LAPHAM STREET

TB-1 0 ppb

TB-2 0 ppb

TB-5 0 ppb

MW-1 (B-1) 0 ppb

MW-LE-01 5.47 ppb

MW-LE-02 78.13 ppb

MW-LE-03 21 ppb

MW-LE-04 47 ppb

MW-LE-05 4.3 ppb

B/MW-105 5,730 ppb

B/MW-104 14 ppb

B/MW-108 3,494 ppb

B/MW-107 29,800 ppb

B/MW-102 27,400 ppb

B/MW-126 3,410 ppb

MW-3 (B-8) 3,463 ppb

MW-6 (B-15) 240 ppb

MW-2 (B-2) 0 ppb

MW-5 (B-12) 0 ppb

MW-4 (B-10) 0 ppb

50 ft

91 ft

92 ft

93 ft

94 ft

95 ft

Former 3,000 Gallon Gasoline UST Replaced in 1987 by 4,000 Gallon UST Removed in 1999

Location of Grease Pit Closed in Place

Former 1,500 Gallon Motor Oil, 550 Gallon Transmission Fluid, and 1,000 Gallon Waste Oil USTs Removed in 1987. Replaced with a 1,000 Gallon Waste Oil UST Removed in 1999

NOTES:

Overburdern monitoring wells installed May 2018 were located using a Trimble Geo7X GPS unit with sub-cm accuracy. These locations are to be considered approximate.

Locations of overburden monitoring wells installed January 2018 were provided by Stantec. These locations are to be considered approximate.

Test borings advanced March 1999 were located based on based on a geo-referenced drawing provided by Stantec. These locations are to be considered approximate.

Property boundaries provided by City of Rochester dated 2018.

Aerial imagery provided by the NYS GIS Clearinghouse, dated 2015. This image may not reflect the most recent site conditions.

Legend

N

- Test boring advanced March 1999
- Overburden monitoring well installed May 2018
- Overburden monitoring well installed in November 2011, January 2012, or January 2018
- Potentiometric groundwater contour
- Histroical sewer corridor - 1910 Plat Map
- Former building footprint
- Site boundary
- Adjacent parcels

Total TCL VOC in Groundwater measured in part per billion (ppb) in January 2018 and May 2018

- 0 - 50
- 50 - 100
- 100 - 500
- 500 - 5,000
- 5,000 - 10,000
- 10,000 - 15,000
- 15,000 - 25,000
- Greater than 25,000

0 25 50 100 Feet

NYS ITS GIS Program Office

PROJECT MANAGER	JAD
DATE	04-2020
DRAWN BY	CPS
DATE DRAWN	04-2020
SCALE	AS NOTED
DATE ISSUED	04-24-2020

day
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Environmental Consultants
Rochester, New York 14606
New York, New York 10170

Project Title
1560 LAKE AVENUE
ROCHESTER, NEW YORK
BROWNFIELD CLEANUP PROGRAM

Drawing Title
Total TCL VOCs in Previous Overburden Groundwater Samples

Project No.
5721S-20

FIGURE 8

Last Date Saved: 24 Apr 2020 Document Path: E:\GIS Mapping\Bonita\5721S-20\ISM\P\5721S-08\ISMP-GW Overburden TotalVOCs.mxd

Former 2,000 Gallon Overflow Tank for Former Oil/Water Separator

Former Location of USTs

REDWOOD ROAD

KODACOLOR CIRCLE

LAKE AVENUE

LAPHAM STREET

MW-128R
1,805 ppb

MW-103R
4,293 ppb

MW-127R
2,260 ppb

MW-129R
580 ppb

MW-121R
23 ppb

88 ft

87 ft

86 ft

85 ft

84 ft

83 ft

82 ft

81 ft

80 ft

79 ft

78 ft

77 ft

Former 3,000 Gallon Gasoline UST Replaced in 1987 by 4,000 Gallon UST Removed in 1999

Location of Grease Pit Closed in Place

Former 1,500 Gallon Motor Oil, 550 Gallon Transmission Fluid, and 1,000 Gallon Waste Oil USTs Removed in 1987. Replaced with a 1,000 Gallon Waste Oil UST Removed in 1999

Legend

N

- Bedrock monitoring well installed February 2018
- Potentiometric groundwater contour
- Histroical sewer corridor - 1910 Plat Map
- Former building footprint
- Site boundary
- Adjacent parcels

Total TCL VOC in Groundwater measured in part per billion (ppb) in January 2018

- 0 - 100
- 100 - 500
- 500 - 1,000
- 1,000 - 1,500
- 1,500 - 2,000
- 2,000 - 3,000
- Greater than 3,000

0 25 50 100 Feet

NYS ITS GIS Program Office

NOTES:

Bedrock monitoring wells installed February 2018 were located by Stantec using a Trimble Geo7X GPS unit with sub-cm accuracy. These locations are to be considered approximate.

Locations of overburden monitoring wells installed January 2018 were provided by Stantec. These locations are to be considered approximate.

Test borings advanced March 1999 were located based on based on a geo-referenced drawing provided by Stantec. These locations are to be considered approximate.

Property boundaries provided by City of Rochester dated 2018.

Aerial imagery provided by the NYS GIS Clearinghouse, dated 2015. This image may not reflect the most recent site conditions.

Last Date Saved: 24 Apr 2020 Document Path: E:\GIS Mapping\Bonita\5721S-20\ISMP\5721S-09-ISMP-GW Bedrock TotalVOCs.mxd

PROJECT MANAGER	DRAWN BY	SCALE	DATE
JAD	CPS	AS NOTED	04-24-2020

DATE: 04-2020
DATE DRAWN: 04-2020
DATE ISSUED: 04-24-2020

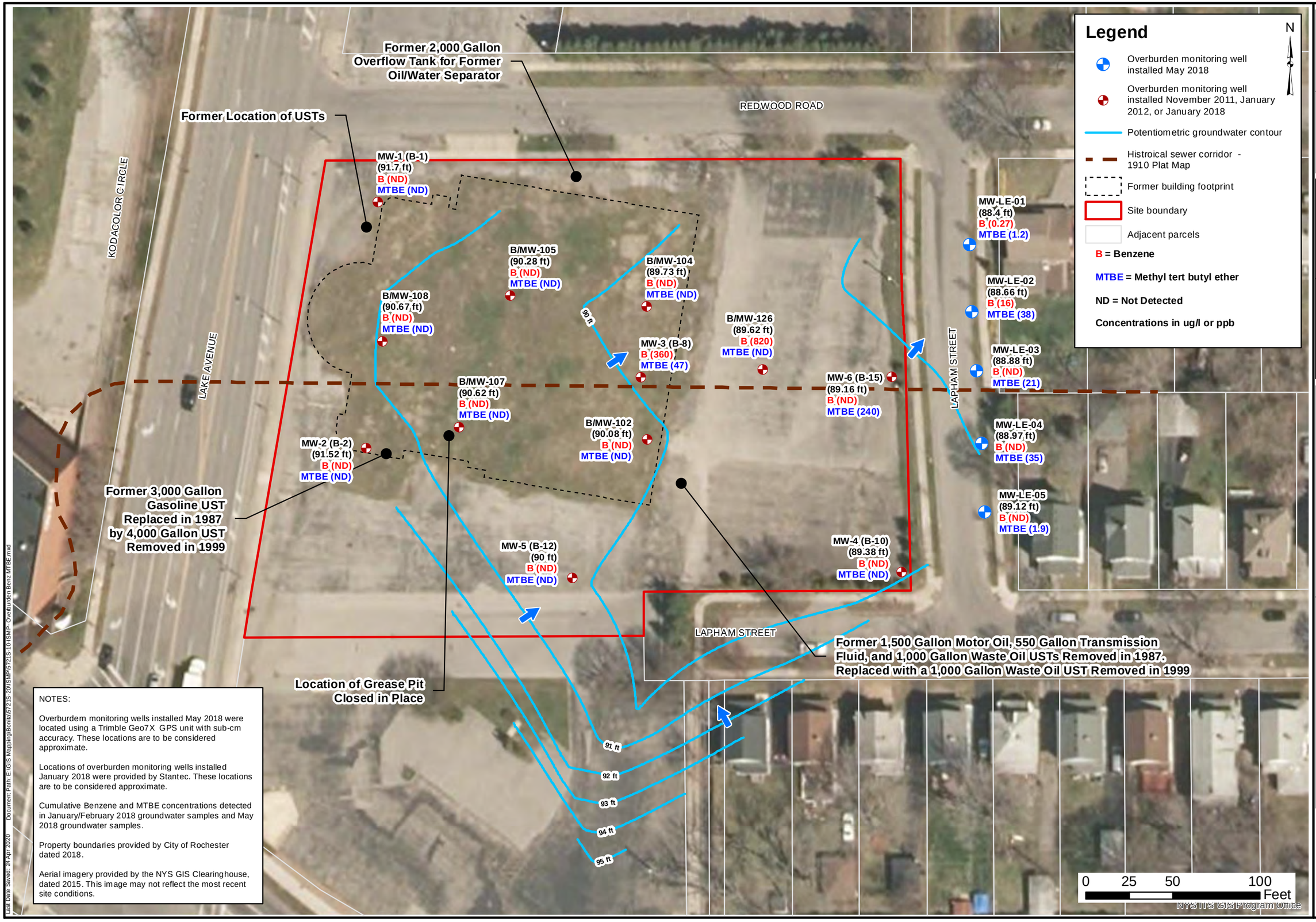
DAY ENVIRONMENTAL, INC.
Environmental Consultants
Rochester, New York 14606
New York, New York 10170

Project Title
1560 LAKE AVENUE
ROCHESTER, NEW YORK
BROWNFIELD CLEANUP PROGRAM

Drawing Title
Total TCL VOCs in Previous Bedrock Groundwater Samples

Project No.
5721S-20

FIGURE 9



Legend

- Overburden monitoring well installed May 2018
- Overburden monitoring well installed November 2011, January 2012, or January 2018
- Potentiometric groundwater contour
- Histroical sewer corridor - 1910 Plat Map
- Former building footprint
- Site boundary
- Adjacent parcels

B = Benzene

MTBE = Methyl tert butyl ether

ND = Not Detected

Concentrations in ug/l or ppb

N

NOTES:

Overburdern monitoring wells installed May 2018 were located using a Trimble Geo7X GPS unit with sub-cm accuracy. These locations are to be considered approximate.

Locations of overburden monitoring wells installed January 2018 were provided by Stantec. These locations are to be considered approximate.

Cumulative Benzene and MTBE concentrations detected in January/February 2018 groundwater samples and May 2018 groundwater samples.

Property boundaries provided by City of Rochester dated 2018.

Aerial imagery provided by the NYS GIS Clearinghouse, dated 2015. This image may not reflect the most recent site conditions.

PROJECT MANAGER	JAD
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DATE DRAWN	04-2020
DATE ISSUED	04-24-2020

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Environmental Consultants
Rochester, New York 14606
New York, New York 10170

Project Title
1560 LAKE AVENUE
ROCHESTER, NEW YORK
BROWNFIELD CLEANUP PROGRAM

Drawing Title
MTBE and Benzene Concentrations in Previous Overburden Groundwater Samples

Project No.
5721S-20

FIGURE 10

Last Date Saved: 24 Apr 2020 Document Path: E:\GIS Mapping\Bonita\5721S-20\ISMP\5721S-10-ISMP- Overburden Benz MTBE.mxd

Former 2,000 Gallon Overflow Tank for Former Oil/Water Separator

Former Location of USTs

REDWOOD ROAD

KODACOLOR CIRCLE

LAKE AVENUE

LAPHAM STREET

MW-128R
(88.33 ft)
B (460)
MTBE (1200)

MW-103R
(84.08 ft)
B (ND)
MTBE (3900)

MW-127R
(87.62 ft)
B (860)
MTBE (1400)

MW-129R
(86.83 ft)
B (ND)
MTBE (580)

MW-121R
(84.2 ft)
B (ND)
MTBE (ND)

88 ft
87 ft
86 ft
85 ft
84 ft
83 ft
82 ft
81 ft
80 ft
79 ft
78 ft
77 ft

Former 3,000 Gallon Gasoline UST Replaced in 1987 by 4,000 Gallon UST Removed in 1999

Location of Grease Pit Closed in Place

Former 1,500 Gallon Motor Oil, 550 Gallon Transmission Fluid, and 1,000 Gallon Waste Oil USTs Removed in 1987. Replaced with a 1,000 Gallon Waste Oil UST Removed in 1999

Legend

N

- Bedrock monitoring well installed February 2018
- Potentiometric groundwater contour
- Histroical sewer corridor - 1910 Plat Map
- Former building footprint
- Site boundary
- Adjacent parcels

B = Benzene

MTBE = Methyl tert butyl ether

ND = Not Detected

Concentrations in ug/l or ppb

NOTES:

Bedrock monitoring wells installed February 2018 were located by Stantec using a Trimble Geo7X GPS unit with sub-cm accuracy. These locations are to be considered approximate.

Cumulative Benzene and MTBE concentrations detected in January/February 2018 groundwater samples and May 2018 groundwater samples.

Property boundaries provided by City of Rochester dated 2018.

Aerial imagery provided by the NYS GIS Clearinghouse, dated 2015. This image may not reflect the most recent site conditions.

0 25 50 100 Feet

NYS ITS GIS Program Office

Last Date Saved: 27 Apr 2020 Document Path: E:\GIS Mapping\Bonita\5721S-20\ISMP\5721S-11-ISMP-Bedrock Benz MTBE.mxd

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JAD	CPS	AS NOTED	04-2020	04-2020	04-24-2020

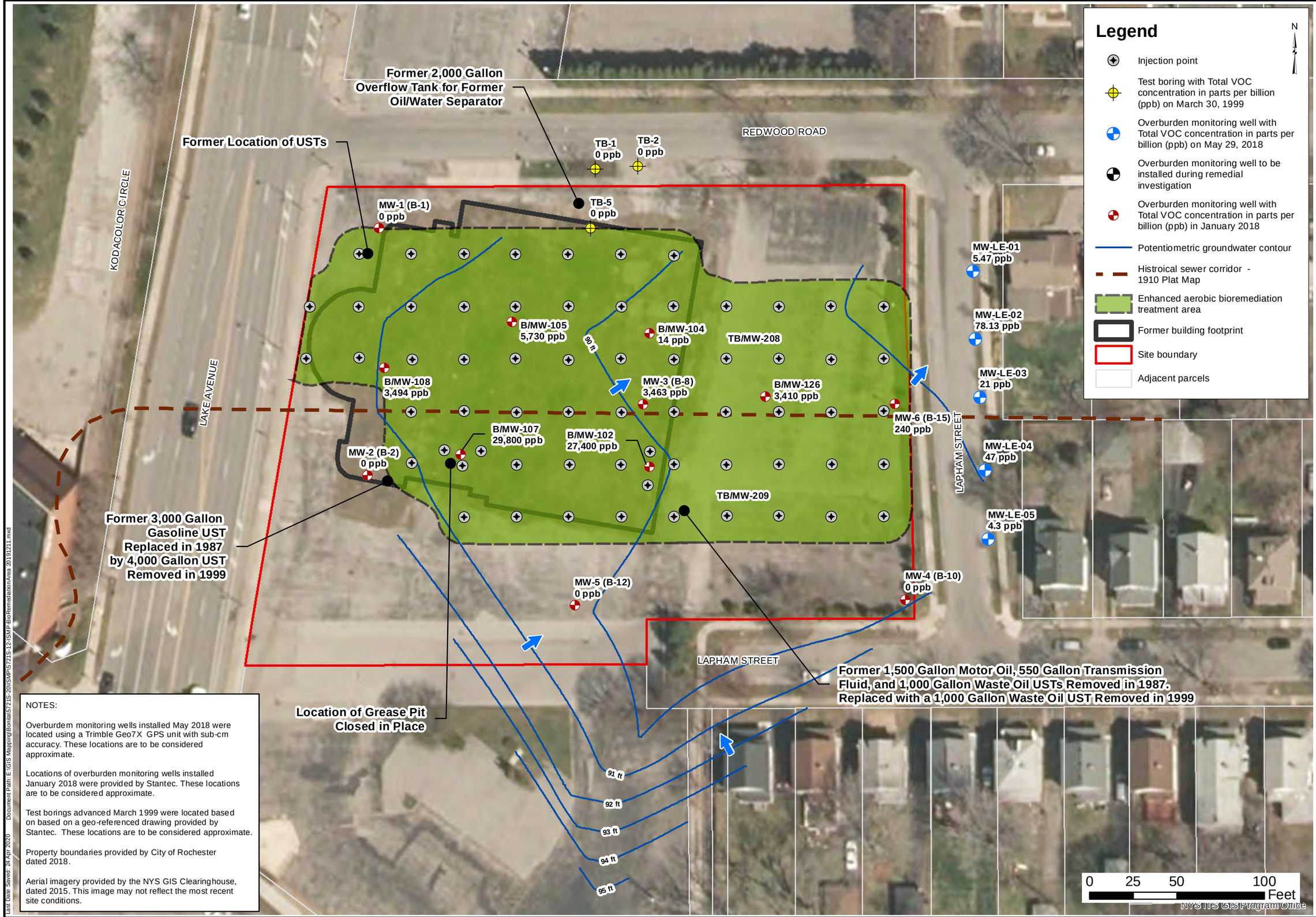
day
DAY ENVIRONMENTAL, INC.
Environmental Consultants
Rochester, New York 14606
New York, New York 10170

Project Title
1560 LAKE AVENUE
ROCHESTER, NEW YORK
BROWNFIELD CLEANUP PROGRAM

Drawing Title
MTBE and Benzene Concentrations in Previous Bedrock Groundwater Samples

Project No.
5721S-20

FIGURE 11



Legend

- Injection point
- Test boring with Total VOC concentration in parts per billion (ppb) on March 30, 1999
- Overburden monitoring well with Total VOC concentration in parts per billion (ppb) on May 29, 2018
- Overburden monitoring well to be installed during remedial investigation
- Overburden monitoring well with Total VOC concentration in parts per billion (ppb) in January 2018
- Potentiometric groundwater contour
- Histroical sewer corridor - 1910 Plat Map
- Enhanced aerobic bioremediation treatment area
- Former building footprint
- Site boundary
- Adjacent parcels

N

NOTES:

Overburdem monitoring wells installed May 2018 were located using a Trimble Geo7X GPS unit with sub-cm accuracy. These locations are to be considered approximate.

Locations of overburden monitoring wells installed January 2018 were provided by Stantec. These locations are to be considered approximate.

Test borings advanced March 1999 were located based on based on a geo-referenced drawing provided by Stantec. These locations are to be considered approximate.

Property boundaries provided by City of Rochester dated 2018.

Aerial imagery provided by the NYS GIS Clearinghouse, dated 2015. This image may not reflect the most recent site conditions.

PROJECT MANAGER	DRAWN BY	SCALE	DATE
JAD	CPS	AS NOTED	04-2020

DATE DRAWN	DATE ISSUED
04-2020	04-24-2020

day
DAY ENGINEERING, P.C.
Environmental Engineering Consultants
Rochester, New York 14606
New York, New York 10170

Project Title
1560 LAKE AVENUE
ROCHESTER, NEW YORK
BROWNFIELD CLEANUP PROGRAM

Drawing Title
Site Plan with Enhanced Aerobic Bioremediation Treatment Area

Project No.
5721S-20

FIGURE 12

Last Date Saved: 24 Apr 2020 Document Path: E:\GIS Mapping\Bonita\5721S-20\ISMP\5721S-12-ISMP-BioRemediationArea 20191211.mxd

Legend

N

- RI Overburden test boring advanced and converted to overburden monitoring well set at desired depth
- RI Bedrock monitoring well
- Well could not be located
- Overburden monitoring well installed in November 2011, January 2012, or January 2018
- Bedrock monitoring well installed February 2018
- Bedrock well decommissioned by the City of Rochester
- Overburden monitoring well installed May 2018
- Histroical sewer corridor - 1910 Plat Map
- Former building footprint
- Site boundary
- Adjacent parcels

NOTES:

Locations of monitoring wells installed January 2017 and 2018 were provided by Stantec.
These locations are to be considered approximate.

Property boundaries provided by City of Rochester dated 2018.

Aerial imagery provided by the NYS GIS Clearinghouse, dated 2015. This image may not reflect the most recent site conditions.

PROJECT MANAGER	JAD
DATE	05-2020
DRAWN BY	CPS
DATE DRAWN	05-2020
SCALE	AS NOTED
DATE ISSUED	05-06-2020

DAY ENVIRONMENTAL, INC.
Environmental Consultants
Rochester, New York 14606
New York, New York 10170

Project Title
1560 LAKE AVENUE
ROCHESTER, NEW YORK
BROWNFIELD CLEANUP PROGRAM

Drawing Title
Site Plan with Cummulative Well Locations

Project No.
5721S-20

FIGURE 13

Last Date Saved: 06 May 2020 Document Path: E:\GIS Mapping\Bonita\5721S-20\ISMP\5721S-13 ISMP- Well Plan.mxd

APPENDIX A

List of Site Contacts

APPENDIX A – LIST OF SITE CONTACTS

Name	Phone/Email Address
Site Owner and Remedial Party Bonitatem LLC Attn: Michael J. Piehler 770 Panorama Trail South Rochester, NY 14625	(585) 310-7000 piehlerp@rochester.rr.com
Qualified Environmental Professional Day Environmental, Inc. Attn: Jeffrey A. Danzinger 1563 Lyell Avenue Rochester, New York 14606	(585) 454-0210 jdanzinger@daymail.net
NYSDEC DER Project Manager Tasha Mumbrue NYSDEC, Division of Environmental Remediation, Region 8 6274 East Avon-Lima Road Avon, New York 14414-9516	(585-226-5459 tasha.mumbrue@dec.ny.gov
NYSDEC Regional HW Engineer David Pratt, P.E. NYSDEC, Division of Environmental Remediation, Region 8 6274 East Avon-Lima Road Avon, New York 14414-9516	(585) 226-5449 david.pratt@dec.ny.gov
NYSDEC Site Control Kelly Lewandowski. NYSDEC 625 Broadway Albany, New York 12233-7011	(518) 402-9553 kelly.lewandowski@dec.ny.gov
NYSDOH BEEI Project Manager Johnathan Robinson Bureau of Environmental Exposure Investigation New York State Department of Health Empire State Plaza – Corning Tower Room #1787 Albany, NY 12237	(518) 402-7860 johnathan.robinson@health.ny.gov
Remedial Party Attorney Barclay Damon LLP Attn: Thomas F. Walsh 2000 Five Star Bank Plaza 100 Chestnut Street Rochester, New York 14604	(585) 295-4414 TWalsh@barclaydamon.com
City of Rochester Attn: Joseph J. Biondolillo Associate Environmental Specialist City Hall, Room 300B 30 Church Street Rochester, New York 14614	(585) 428-6649 Joseph.Biondolillo@CityofRochester.Gov

APPENDIX B

Description of Site Boundaries

Description of 1560 Lake Avenue Site

All that tract or parcel of land containing 2.144± acres, situate in the City of Rochester, County of Monroe, State of New York and being more particularly bounded and described as follows:

Beginning at a point of intersection of the easterly right-of-way line of Lake Avenue (90'wide) with the southerly right-of-way line of Redwood Road (60' wide); thence,

1. N 89° 45' 01" E, along said southerly right-of-way line, a distance of 330.67 feet to a point; thence, the following five (5) courses along the westerly right-of-way line of Lapham Street (variable width)

2. S 00° 09' 18" E, a distance of 47.00 feet to a point of curvature; thence,

3. Southerly, along a curve to the left; having a radius of 844.46 feet, through a central angle of 03° 58' 09", a distance of 58.50 feet to a point of tangency; thence,

4. S 04° 07' 16" E, a distance of 140.94 feet to a point; thence,

5. S 89° 47' 29" W, a distance of 152.21 feet to a point; thence,

6. S 00° 12' 47" E, a distance of 25.00 feet to a point; thence,

7. S 89° 47' 29" W, a distance of 236.83 feet to the point of intersection with the aforementioned easterly right-o-way line of Lake Avenue; thence,

8. N 09° 36' 05" E, along said easterly right-of-way line, a distance of 274.85 feet to the Point of Beginning.

APPENDIX C

Excavation Work Plan

APPENDIX C – EXCAVATION WORK PLAN (EWP)

C-1 NOTIFICATION

At least 15 days prior to the start of any activity that is anticipated to encounter Existing Contamination, the site owner or their representative will notify the NYSDEC. Currently, this notification will be made to:

Tasha Mumbrue
New York State Department of Environmental Conservation
Division of Environmental Remediation
6274 East Avon-Lima Road
Avon, NY 14414
tasha.mumbrue@dec.ny.gov
(585) 225-5459

* Note: Notifications are subject to change and will be updated as necessary.

This notification will include:

- A detailed description of the work to be performed, including the location and areal extent of excavation, plans/drawings for site re-grading, intrusive elements or utilities to be installed, estimated volumes of contaminated soil to be excavated and any work that may impact an engineering control;
- A summary of environmental conditions anticipated to be encountered in the work areas, including the nature and concentration levels of contaminants of concern, potential presence of grossly contaminated media, and plans for any pre-construction sampling;
- A schedule for the work, detailing the start and completion of all intrusive work;
- A summary of the applicable components of this EWP;
- A statement that the work will be performed in compliance with this EWP and 29 CFR 1910.120;
- A copy of the contractor's health and safety plan (HASP), in electronic format, if it differs from the HASP provided in Appendix D of this ISMP;
- Identification of disposal facilities for potential waste streams; and
- Identification of sources of any anticipated backfill, along with all required chemical testing results.

C-2 SOIL SCREENING METHODS

Visual, olfactory and instrument-based (e.g., photoionization detector) soil screening will be performed by a qualified environmental professional during all excavations into known or potentially contaminated material (Existing Contamination). Soil screening will be performed when invasive work is done and will include all excavation and invasive work performed during development, such as excavations for foundations and utility work.

Soils will be segregated based on previous environmental data and screening results into material that requires off-site disposal and material that requires testing to determine if the material can be reused on-site as soil beneath a cover or if the material can be used as cover soil. Further discussion of off-site disposal of materials and on-site reuse is provided in Section C-6 and Section C-7 of this Appendix, respectively.

C-3 SOIL STAGING METHODS

Soil stockpiles will be continuously encircled with a berm and/or silt fence. Hay bales will be used as needed near catch basins, surface waters and other discharge points.

Stockpiles will be kept covered at all times with appropriately anchored tarps. Stockpiles will be routinely inspected and damaged tarp covers will be promptly replaced.

Stockpiles will be inspected at a minimum once each week and after every storm event. Results of inspections will be recorded in a logbook and maintained at the site and available for inspection by the NYSDEC.

C-4 MATERIALS EXCAVATION AND LOAD-OUT

A qualified environmental professional or person under their supervision will oversee all invasive work and the excavation and load-out of all excavated material.

The owner of the property and remedial party (if applicable) and its contractors are responsible for safe execution of all invasive and other work performed under this Plan.

The presence of utilities and easements on the site will be investigated by the qualified environmental professional. It will be determined whether a risk or impediment to the planned work under this ISMP is posed by utilities or easements on the site.

Loaded vehicles leaving the site will be appropriately lined, tarped, securely covered, manifested, and placarded in accordance with appropriate Federal, State, local, and NYSDOT requirements (and all other applicable transportation requirements).

A truck wash will be operated on-site, as appropriate. The qualified environmental professional will be responsible for ensuring that all outbound trucks will be washed at the truck wash before leaving the site until the activities performed under this section are complete Truck wash waters will be collected and disposed of off-site in an appropriate manner.

Locations where vehicles enter or exit the site shall be inspected daily for evidence of off-site soil tracking.

The qualified environmental professional will be responsible for ensuring that all egress points for truck and equipment transport from the site are clean of dirt and other materials derived from the site during intrusive excavation activities. Cleaning of the adjacent streets will be performed as needed to maintain a clean condition with respect to site-derived materials.

C-5 MATERIALS TRANSPORT OFF-SITE

All transport of materials will be performed by licensed haulers in accordance with appropriate local, State, and Federal regulations, including 6 NYCRR Part 364. Haulers will be appropriately licensed and trucks properly placarded.

Material transported by trucks exiting the site will be secured with tight-fitting covers. Loose-fitting canvas-type truck covers will be prohibited. If loads contain wet material capable of producing free liquid, truck liners will be used.

The approved truck routes for the Site are Lake Avenue and Route 104. Directions from the Site via approved truck transport routes will be obtained by the transporter from the owners qualified environmental professional prior to transporting contaminated materials off-site. All trucks loaded with site materials will exit the vicinity of the site using only these approved truck routes. This is the most appropriate route and takes into account: (a) limiting transport through residential areas and past sensitive sites; (b) use of city mapped truck routes; (c) prohibiting off-site queuing of trucks entering the facility; (d) limiting total distance to major highways; (e) promoting safety in access to highways; (f) overall safety in transport; and (g) community input [where necessary].

Trucks will be prohibited from stopping and idling in the Redwood and Lapham neighborhood outside the project site.

Egress points for truck and equipment transport from the site will be kept clean of dirt and other materials during site remediation and development.

Queuing of trucks will be performed on-site or on the adjacent property at 1540 Lake Avenue in order to minimize off-site disturbance. Off-site queuing will be prohibited.

C-6 MATERIALS DISPOSAL OFF-SITE

All material excavated and removed from the site will be treated as contaminated and regulated material and will be transported and disposed in accordance with all local, State and Federal regulations. If disposal of material from this site is proposed for unregulated off-site disposal (i.e., clean soil removed for development purposes), a formal request with an associated plan will be made to the NYSDEC. Unregulated off-site management of materials from this site will not occur without formal NYSDEC approval.

Off-site disposal locations for excavated soils will be identified in the pre-excavation notification. This will include estimated quantities and a breakdown by class of disposal facility if appropriate, i.e., hazardous waste disposal facility, solid waste landfill, petroleum treatment facility, C&D debris recovery facility, etc. Actual disposal quantities and associated documentation will be reported to the NYSDEC in the monthly progress report, construction completion report or final engineering report until such time that a Periodic Review Report is to be filed. This documentation will include: waste profiles, test results, facility acceptance letters, manifests, bills of lading and facility receipts.

Non-hazardous historic fill and contaminated soils taken off-site will be handled consistent with 6NYCRR Parts 360, 361, 362, 363, 364 and 365. Material that does not meet Unrestricted SCOs is prohibited from being taken to a New York State C&D debris recovery facility (6NYCRR Subpart 361-5 registered or permitted facility).

C-7 MATERIALS REUSE ON-SITE

The qualified environmental professional will ensure that procedures defined for materials reuse in this ISMP are followed and that unacceptable material does not remain on-site. Contaminated on-site material, including historic fill and contaminated soil, that is acceptable for reuse on-site will only be placed below a 12-inch layer of crushed stone, concrete sidewalks, and/or demarcation layer and 12-inch layer of soil meeting the Commercial Use SCOs and the Protection of Groundwater SCOs, and will not be reused within such 12-inch soil layer, within landscaping berms, or as backfill for subsurface utility lines.

In order to qualify for unrestricted on-site reuse (e.g., use within the top 12-inch soil layer, within landscaping berms, or as backfill for subsurface utilities), or off-site reuse, the material must:

- Be free of extraneous debris or solid waste.
- Consist of soil or other unregulated material as set forth in 6NYCRR Part 360.
- Meet Part 375 SCOs for all compounds that are specific to the Site or off-site property where reuse is contemplated.
- Be tested at the rate outlined in Table A.

Table A

Required number of Soil Samples to determine re-use suitability of excavated on-site soils.

Contaminant	VOCs	SVOCs, Inorganics, PCBs, Pesticides, Herbicides, and Emerging Contaminants (PFAS and 1,4-Dioxane)	
Soil Quantity ($yd^{3)}$	Discrete Samples	Composite	Discrete Samples/Composite
0-50	1	1	3-5 discrete samples from different locations in the fill or soil to be re-used will comprise a composite sample for analysis
50-100	2	1	
100-200	3	1	
200-300	4	1	
300-400	4	2	
400-500	5	2	
500-800	6	2	
800-1000	7	2	
> 1000	Add an additional 2 VOC and 1 composite for each additional 1,000 cubic yards, or consult with NYSDEC DER Project Manager		

- Based on the testing outcome, soil may be used in the following manner:
  - Soil originating on the Site that complies with Unrestricted Use SCOs set forth in 6NYCRR Part 375 Table 375-6.8(a), and current Emerging Contaminant criteria, may be reused without restriction on or off the Site.
  - Soil that meets Restricted Commercial Use SCOs and the Protection of Groundwater SCOs [set forth in 6 NYCRR Part 375 Table 375-6.8(b)] may be reused on-site as material within the top 12-inch soil layer and also beneath any such 12-inch soil layer.
  - Soil that exceeds Restricted Commercial Use SCOs or the Protection of Groundwater SCOs [set forth in 6 NYCRR Part 375 Table 375-6.8(b)] may be reused on-site beneath the Rte. top 12-inch soil layer, and the location(s) where it is reused must be documented so that it is addressed in the future in accordance with the components of the final remedy for the Site.

- Soil that exceeds Unrestricted Use SCOs set forth in 6 NYCRR Part 375 Table 375-6.8(a) may not be reused off-site, unless first approved by the NYSDEC for reuse at a property with Institutional Control subject to a 6 NYCRR Part 360 Beneficial Use Determination.

Any demolition material proposed for reuse on-site will be sampled for asbestos and the results will be reported to the NYSDEC for acceptance. Concrete crushing or processing on-site will not be performed without prior NYSDEC approval. Organic matter (wood, roots, stumps, etc.) or other solid waste derived from clearing and grubbing of the site will not be reused on-site.

C-8 FLUIDS MANAGEMENT

All liquids to be removed from the site, including but not limited to, excavation dewatering, decontamination waters and groundwater monitoring well purge and development waters, will be handled, transported and disposed in accordance with applicable local, State, and Federal regulations. Dewatering, purge and development fluids will not be recharged back to the land surface or subsurface of the site, and will be managed off-site, unless prior approval is obtained from NYSDEC.

Discharge of water generated during large-scale construction activities to surface waters (i.e., a local pond, stream or river) will be performed under a SPDES permit.

C-9 COVER SYSTEM

A cover system currently does not exist at the Site. If a cover system is approved by NYSDEC and implemented by Bonitatem, then this ISMP will be updated.

C-10 BACKFILL FROM OFF-SITE SOURCES

Materials proposed for import onto the site will be approved by the qualified environmental professional and will be in compliance with provisions in this ISMP prior to receipt at the Site. A Request to Import/Reuse Fill or Soil form, which can be found at http://www.dec.ny.gov/regulations/67386.html, will be prepared and submitted to the NYSDEC project manager allowing a minimum of 5 business days for review.

Material from industrial sites, spill sites, or other environmental remediation sites or potentially contaminated sites will not be imported to the site.

Backfill materials that require chemical testing prior to being approved for on-site use will be analyzed for full list of analytes [TAL metals; TCL VOCs; TCL SVOCs; TCL pesticides; PCBs; 1,4-dioxane; and Per- and poly-fluoroalkyl substances (PFAS)] in accordance with NYSDEC DER-10. Imported soils will meet the backfill and 12-inch surface soil quality standards established in 6NYCRR 375-6.7(d), which for this Site includes meeting Commercial Use SCOs and Protection of Groundwater SCOs. Soils that meet 'exempt' fill requirements under 6 NYCRR Part 360, but do not meet backfill or the 12-inch surface soil objectives for this Site, will not be imported onto the Site without prior approval by NYSDEC. Solid waste will not be imported onto the Site.

Trucks entering the Site with imported soils will be securely covered with tight fitting covers. Imported soils will be stockpiled separately from excavated materials and covered to prevent dust releases.

C-11 STORMWATER POLLUTION PREVENTION

During excavation, and any other activities, that disturb Existing Contamination, barriers and hay bale checks will be installed and inspected once a week and after every storm event. Results of inspections will be recorded in a logbook and maintained at the site and available for inspection by the NYSDEC. All necessary repairs shall be made immediately.

Accumulated sediments will be removed as required to keep the barrier and hay bale check functional.

All undercutting or erosion of the silt fence toe anchor shall be repaired immediately with appropriate backfill materials.

Manufacturer's recommendations will be followed for replacing silt fencing damaged due to weathering.

Erosion and sediment control measures identified in the ISMP shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters.

Silt fencing or hay bales will be installed around the entire perimeter of the construction area.

C-12 EXCAVATION CONTINGENCY PLAN

If underground tanks or other previously unidentified contaminant sources are found during subsurface excavations or development related construction on the Site, excavation activities will be suspended until sufficient equipment is mobilized to address the condition. For closure (e.g., removal) of such an underground tank, a work plan must be submitted to the NYSDEC for approval.

Sampling will be performed on product, sediment and surrounding soils, etc. as necessary to determine the nature of the material and proper disposal method. Chemical analysis will be performed for a full list of analytes [TAL metals; TCL VOCs; TCL SVOCs; TCL pesticides; PCBs; 1,4-dioxane; and PFAS], unless the site history and previous sampling results provide a sufficient justification to limit the list of analytes. In this case, a reduced list of analytes will be proposed to the NYSDEC for approval prior to sampling.

Identification of unknown or unexpected contaminated media identified by screening during invasive site work will be promptly communicated by phone to NYSDEC's Project Manager. Reportable quantities of petroleum product will also be reported to the NYSDEC spills hotline. These findings will be also included in the Periodic Review Report.

C-13 COMMUNITY AIR MONITORING PLAN

The Community Air Monitoring Plan (CAMP) is included in Appendix E of the ISMP. While work is being performed under this EWP, perimeter air sampling stations will be based on generally prevailing wind conditions and will be adjusted on a daily or more frequent basis based on actual wind directions to provide an upwind and downwind monitoring stations as well as a fixed monitoring station on the Site perimeter at the mid-point of Lapham Extension.

Exceedances of action levels listed in the CAMP, and responses taken to address exceedances of actions levels, will be reported to NYSDEC and New York State Department of Health (NYSDOH) Project Managers.

C-14 ODOR CONTROL PLAN

This odor control plan is capable of controlling emissions of nuisance odors off-site while work is being performed under this EWP. Specific odor control methods to be used on a routine basis may include limiting the extent of open excavations, the use of physical barriers, or other methods deemed appropriate at the time of excavation. If nuisance odors are identified at the site boundary, or if odor complaints are received, work will be halted and the source of odors will be identified and corrected. Work will not resume until all nuisance odors have been abated. NYSDEC and NYSDOH will be notified of all odor events and of any other complaints about the project. Implementation of all odor controls, including the halt of work, is the responsibility of the remedial party's qualified environmental professional and/or Remediation Engineer, and any measures that are implemented will be discussed in monthly progress report (MPR), construction completion report (CCR) or final engineering report (FER).

All necessary means will be employed to prevent on- and off-site nuisances. At a minimum, these measures will include: (a) limiting the area of open excavations and size of soil stockpiles; (b) shrouding open excavations with tarps and other covers; and (c) using foams to cover exposed odorous soils. If odors develop and cannot be otherwise controlled, additional means to eliminate odor nuisances will include: (d) direct load-out of soils to trucks for off-site disposal; (e) use of chemical odorants in spray or misting systems; and, (f) use of staff to monitor odors in surrounding neighborhoods.

If nuisance odors develop during intrusive work that cannot be corrected, or where the control of nuisance odors cannot otherwise be achieved due to on-site conditions or close proximity to sensitive receptors, odor control will be achieved by sheltering the excavation and handling areas in a temporary containment structure equipped with appropriate air venting/filtering systems.

C-15 DUST CONTROL PLAN

A dust suppression plan that addresses dust management during invasive on-site work will include, at a minimum, the items listed below:

- Dust suppression will be achieved through the use of a dedicated on-site water truck for road wetting. The truck will be equipped with a water cannon capable of spraying water directly onto off-road areas including excavations and stockpiles.
- Clearing and grubbing of larger sites will be done in stages to limit the area of exposed, unvegetated soils vulnerable to dust production.
- Gravel will be used on roadways to provide a clean and dust-free road surface.
- On-site roads will be limited in total area to minimize the area required for water truck sprinkling.

C-16 OTHER NUISANCES

A plan for rodent control will be developed and utilized by the contractor prior to and during site clearing and site grubbing, and during all remedial work.

A plan will be developed and utilized by the contractor for all remedial work to ensure compliance with local noise control ordinances.

APPENDIX D

Health and Safety Plan

HEALTH AND SAFETY PLAN

REMEDIAL INVESTIGATION/CORRECTIVE ACTIONS
1560 LAKE AVENUE
ROCHESTER, NEW YORK

Prepared by: Day Environmental, Inc.
1563 Lyell Avenue
Rochester, New York 14606

Project No.: 5721S-20

Date: May 7, 2021

TABLE OF CONTENTS

ATTACHMENTS

1.0 INTRODUCTION

Day Environmental, Inc. (DAY) prepared this Health and Safety Plan (HASP) to outline policies and procedures to protect workers and the public from potential environmental hazards during investigation and remediation to be conducted at, and in the vicinity of, the property addressed as 1560 Lake Avenue, City of Rochester, County of Monroe, New York (the Site). A Project Locus map presented as Figure 1 shows the general location of the Site.

Although the HASP focuses on the specific work activities planned for the Site, it must remain flexible due to the nature of this work. Conditions may change and unforeseen situations can arise that require deviations from the original HASP.

1.1 SITE LOCATION AND DESCRIPTION

The Site consists of approximately 2.144 acres of vacant land (Tax ID 090.44-1-1.2), is covered by surface comprised of soil, gravel, deteriorating pavement, and grass, and is zoned as C-3 (Regional Destination Center District). A 25-foot wide strip comprising the northern portion of the former Lapham Street right-of way, which contains a combined stormwater/sanitary sewer main, is located on the southernmost portion of the Site. The Site is bound:

- to the north by Redwood Road with a commercial parking lot, a vacant commercial lot, and some residential property beyond;
- to the east by Lapham Street Extension with residential property beyond;
- to the south by commercial property and residential property; and,
- to the west by Lake Avenue with industrial property and commercial property beyond.

1.2 SITE HISTORY/OVERVIEW

The property's environmental history is documented in a Phase I Environmental Site Assessment Report dated December 7, 2017 and a Phase II Environmental Site Assessment Data Package dated March 23, 2018, which are included as PDF enclosures with the BCP Application. In summary, the 1560 Lake Avenue parcel was an automobile sales and service facility from the late 1940s to mid-2000s. The automobile sales and service facility was built on heterogeneous fill, which extends from the ground surface to depths of up to 13 feet below the ground surface (bgs). In connection with the historical uses of the 1560 Lake Avenue parcel, there were multiple reported spills and underground storage tanks. Petroleum impacts to soil were documented. Petroleum impacts were also noted in groundwater within the overburden and bedrock. Impacts also included detections of methyl tert-butyl ether (MTBE) primarily in the bedrock groundwater with a source not identified on the parcel. Reportedly nine underground storage tanks were removed from the 1560 Lake Avenue parcel from the 1960s to the 1980s; however, complete documentation of their closure including confirmatory soil samples were not provided. A geophysical survey was conducted across the entire Site which identified two magnetic anomalies. Test pits excavated at the two magnetic anomalies did not identify underground storage tanks. The former automobile service area had a former grease pit where personnel could conduct service work beneath the vehicles. Prior to closure by filling in-place

with flowable fill, standing water in the grease pit was non-detect for volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs), but did contain lube oil. As such, the water was removed and disposed off-site prior to closure by filling in-place. SVOC and metals impacts were also detected in soil and the heterogeneous fill material (e.g., historical fill material) at the Site.

1.3 PLANNED ACTIVITIES COVERED BY HASP

This HASP is intended to be used during intrusive environmental studies and remedial activities conducted at the Site that have the potential to encounter contaminated materials. Currently, identified activities to be completed at the Site that have the potential to encounter contaminated materials include:

- Site Preparation Activities
- Advancement of test borings and installation of groundwater monitoring wells, oxygen injection points, and oxygen injection system line trenches
- Soil, Groundwater and Soil Vapor sample collection
- Operation of an oxygen injection remedial system
- Installation of a cover system
- Management of Investigation Derived Waste (IDW)

This HASP can be modified to cover other site activities as deemed appropriate. Site personnel implementing the work described above must have the appropriate level of training required by OSHA including 40-hour Hazardous Waste Operations and Emergency Response (HAZWOPER) training and current 8-hour refresher training. The owner of the property, its contractors, and other workers at the Site will be responsible for the development and/or implementation of their own health and safety provisions associated with Site activities.

2.0 KEY PERSONNEL AND MANAGEMENT

The Project Manager (PM) and Site Safety Officer (SSO) are responsible for formulating health and safety requirements, and implementing the HASP.

2.1 PROJECT MANAGER

The PM has the overall responsibility for the project and will coordinate with the SSO to ensure that the goals of the project are attained in a manner consistent with the HASP requirements.

2.2 SITE SAFETY OFFICER

The SSO has responsibility for administering the HASP relative to site activities, and will be in the field while activities are in progress. The SSO's operational responsibilities will be monitoring, including personal and environmental monitoring, ensuring personal protective equipment (PPE) maintenance, and identification of protection levels. The air monitoring data obtained by the SSO will be available for review by regulatory agencies and other on-site personnel.

2.3 EMPLOYEE SAFETY RESPONSIBILITY

Each employee is responsible for personal safety as well as the safety of others in the area. Each employee will use the equipment provided in a safe and responsible manner as directed by the SSO.

2.4 KEY SAFETY PERSONNEL

The following individuals are anticipated to share responsibility for health and safety of DAY representatives at the Site.

DAY Project Manager	Jeffry Danzinger
DAY Site Safety Officer	Nathan Simon, Heather McLennan or Thomas Roszak

3.0 SAFETY RESPONSIBILITY

Contractors, consultants, state or local agencies, or other parties, and their employees, involved with this project will be responsible for their own safety while on-site. Their employees should be required to understand the information contained in this HASP, and ought to follow the recommendations that are made in this document. Nevertheless, contractors, consultants, state or local agencies, or other parties, and their employees, involved with this project must utilize their own health and safety plan for this project, which plan must also be found acceptable to the New York State Department of Health (NYSDOH), New York State Department of Environmental Conservation (NYSDEC) and/or the Monroe County Department of Public Health (MCDPH).

4.0 JOB HAZARD ANALYSIS

There are many hazards associated with environmental work on a site, and this HASP discusses some of the anticipated hazards for this Site. The hazards listed below deal specifically with those hazards associated with the management of potentially contaminated media (e.g., soil, fill, groundwater, etc.).

4.1 CHEMICAL HAZARDS

Chemical substances can enter the unprotected body by inhalation, skin absorption, ingestion, or injection (i.e., a puncture wound, etc.). A contaminant can cause damage to the point of contact or can act systemically, causing a toxic effect at a part of the body distant from the point of initial contact.

A list of selected constituents that have been detected at the Site at concentrations that exceed soil or groundwater standards, criteria and guidance (SCG) values established by the NYSDEC are presented below. This list also presents the available Occupational Safety and Health Administration (OSHA) permissible exposure limits (PELs), National Institute for Occupational Safety and Health (NIOSH) recommended exposure limits (RELs), and NIOSH immediately dangerous to life or health (IDLH) levels.

CONSTITUENT	OSHA PEL	NIOSH REL	IDLH
Acetone	200 ppm	150 ppm	1500 ppm
Benzene	1 ppm	0.1 ppm	500 ppm
MTBE	NA	NA	NA
Toluene	200 ppm	100 ppm	500 ppm
Ethylbenzene	100 ppm	100 ppm	800 ppm
n-propylbenzene	NA	NA	NA
n-Butylbenzene	NA	NA	NA
Isopropylbenzene	50 ppm	50 ppm	900 ppm
1,2,4-Trimethylbenzene	NA	125 mg/m^3	NA
1,3,5-Trimethylbenzene	NA	25 ppm	NA
m,p-Xylene	100 ppm	100 ppm	900 ppm
o-Xylene	100 ppm	100 ppm	900 ppm
Benz(a)anthracene	0.2 mg/m^3	0.1 mg/m^3	80 mg/m^3
Benzo(a)pyrene	0.2 mg/m^3	0.1 mg/m^3	80 mg/m^3
Benzo(b)fluoranthene	0.2 mg/m^3	0.1 mg/m^3	80 mg/m^3
Benzo(k)fluoranthene	0.2 mg/m^3	0.1 mg/m^3	80 mg/m^3

Indeno(1,2,3-cd)pyrene	NA	NA	NA
Chrysene	0.2 mg/m^3	0.1 mg/m^3	80 mg/m^3
Naphthalene	50 mg/m^3	50 mg/m^3	1250 mg/m^3
Lead	0.05 mg/m^3	0.05 mg/m^3	100 mg/m^3
Mercury	0.1 mg/m^3	0.05 mg/m^3	10 mg/m^3
Selenium	0.2 mg/m^3	0.2 mg/m^3	1 mg/m^3
Arsenic	0.01 mg/m^3	0.002 mg/m^3	5 mg/m^3
Silver	0.01 mg/m^3	0.01 mg/m^3	10 mg/m^3
Endrin	0.1 mg/m^3	0.1 mg/m^3	2 mg/m^3
Lindane	0.5 mg/m^3	0.5 mg/m^3	50 mg/m^3
DDT	1 mg/m^3	0.5 mg/m^3	500 mg/m^3
Dieldrin	0.25 mg/m^3	0.25 mg/m^3	450 mg/m^3

NA = Not Available ppm = Parts Per Million mg/m^3 = milligrams per cubic meter

The potential routes of exposure for these analytes and chemicals include inhalation, ingestion, skin absorption and/or skin/eye contact. The potential for exposure through any one of these routes will depend on the activity conducted. The most likely routes of exposure for the anticipated environmental activities at the Site include inhalation and skin/eye contact.

4.2 OXYGEN INJECTION SYSTEM HAZARDS

Relatively pure oxygen (90-95%) will be used during the remediation process. Anyone working with or maintaining equipment associated with oxygen should understand each element and section of the Safety Data Sheet (SDS) for oxygen included in Attachment 2. Also, smoking and open flames in or near the oxygen generating trailers is prohibited. Each oxygen injection trailer has signage for "no smoking" and "oxygen in use".

The attached SDS for oxygen includes specific sections for first aid measures, fire-fighting measures, accidental release measures, handling and storage measures, exposure controls and personal protection. Physical and chemical properties, stability and reactivity, toxicological information, ecological information, disposal considerations, transportation information and regulatory information are also included on the SDS.

4.3 PHYSICAL HAZARDS

There are physical hazards associated with this project, which might compound the chemical hazards. Hazard identification, training, adherence to the planned environmental measures, and careful housekeeping can prevent many problems or accidents arising from physical hazards. Potential physical hazards associated with this project and suggested preventative measures include:

- Slip/Trip/Fall Hazards – Some areas may have wet or frozen surfaces that will greatly increase the possibility of inadvertent slips. Caution must be exercised when using steps, ladders, and stairs due to slippery surfaces in conjunction with the fall hazard. Good housekeeping practices are essential to minimize the trip hazards.

- Small Quantity Flammable Liquids – Small quantities of flammable liquids will be stored in "safety" cans and labeled according to contents.
- Electrical Hazards – Electrical devices and equipment shall be de-energized prior to working near them. All extension cords will be kept out of water, protected from crushing, and observed regularly to ensure structural integrity. Temporary electrical circuits will be protected with ground fault circuit interrupters. Only qualified electricians are authorized to work on electrical circuits. Heavy equipment (e.g., excavator, backhoe, drill rig) shall not be operated within 10 feet of high voltage lines, unless proper protection from the high voltage lines is provided by the appropriate utility company.
- Noise – Work around large equipment often creates excessive noise. The effects of noise can include:

- Workers being startled, annoyed, or distracted.
- Physical damage to the ear resulting in pain, or temporary and or/permanent hearing loss.
- Communication interference that may increase potential hazards due to the inability to warn of danger and proper safety precautions to be taken.

Proper hearing protection will be worn as deemed necessary. In general, feasible administrative or engineering controls shall be utilized when on-site personnel are subjected to noise exceeding an 8-hour time weighted average (TWA) sound level of 90 decibels on the A-weighted scale (dBA). In addition, whenever employee noise exposures equal or exceed an 8-hour TWA sound level of 85 dBA, employers shall administer a continuing, effective hearing conservation program as described in the OSHA Regulation 29 Code of Federal Rules (CFR) Part 1910.95.

- Heavy Equipment – Each morning before start-up, heavy equipment will be checked to ensure safety equipment and devices are operational and ready for immediate use.
- Subsurface and Overhead Hazards – Before any excavation activity, efforts will be made to determine whether underground utilities and potential overhead hazards will be encountered. Underground utility clearance must be obtained prior to subsurface work.

4.4 ENVIRONMENTAL HAZARDS

Environmental factors such as weather, wild animals, insects, snakes and irritant plants can pose a hazard when performing outdoor tasks. The SSO shall make reasonable efforts to alleviate these hazards should they arise.

4.4.1 Heat Stress

The combination of warm ambient temperature and protective clothing increases the potential for heat stress. In particular,

- Heat rash

- Heat cramps
- Heat exhaustion
- Heat stroke

Site workers will be encouraged to increase consumption of water or electrolyte-containing beverages such as Gatorade® when the potential for heat stress exists. In addition, workers are encouraged to take rests whenever they feel any adverse effects that may be heat-related. The frequency of breaks may need to be increased upon worker recommendation to the SSO.

4.4.2 Exposure to Cold

With outdoor work in the winter months, the potential exists for hypothermia and frostbite. Protective clothing greatly reduces the possibility of hypothermia in workers. However, personnel will be instructed to wear warm clothing and to stop work to obtain more clothing if they become too cold. Employees will also be advised to change into dry clothes if their clothing becomes wet from perspiration or from exposure to precipitation.

5.0 SITE CONTROLS

To prevent migration of contaminants caused through tracking by personnel or equipment, work areas, and associated personal protective equipment staging/decontamination areas, will be specified prior to beginning operations.

5.1 SITE ZONES

In the area where contaminated materials present the potential for worker exposure (work zone), personnel entering the area must wear the mandated level of protection for the area. A "transition zone" shall be established where personnel can begin and complete personal and equipment decontamination procedures. This can reduce potential off-site migration of contaminated media. Contaminated equipment or clothing will not be allowed outside the transition zone (e.g., on clean portions of the Site) unless properly containerized for disposal. Operational support facilities will be located outside the transition zone (i.e., in a "support zone"), and normal work clothing and support equipment are appropriate in this area. If possible, the support zone should be located upwind of the work zone and transition zone.

5.2 GENERAL

The following items will be requirements to protect the health and safety of workers during implementation of activities that disturb contaminated material.

- Eating, drinking, chewing gum or tobacco, smoking, or any practice that increased the probability of hand to mouth transfer and ingestion of contamination shall not occur in the work zone and/or transition zone during disturbance of contaminated material.
- Personnel admitted in the work zone shall and transition zone be properly trained in health and safety techniques and equipment usage.
- No personnel shall be admitted in the work zone without the proper safety equipment.
- Proper decontamination procedures shall be followed before leaving the transition zone.

6.0 PROTECTIVE EQUIPMENT

This section addresses the various levels of PPE, which are or may be required at this job site. Personnel entering the work zone and transition zone shall be trained in the use of the anticipated PPE to be utilized.

6.1 ANTICIPATED PROTECTION LEVELS

The following table summarizes the protection levels (refer to Section 6.2) anticipated for tasks to be implemented during this project.

TASK	PROTECTION LEVEL	COMMENTS/MODIFICATIONS
Site mobilization	D	
Site preparation	D	
Intrusive work	C/Modified D/D	Based on air monitoring, and SSO discretion.
Decontamination Area	Modified D/D	
Site breakdown and demobilization	D	

It is anticipated that work conducted as part of this project will be performed in Level D or modified Level D PPE. If conditions are encountered that require Level C PPE, the work will be temporarily suspended and the work site will be evaluated to limit exposure prior to implementing Level C PPE. If conditions are encountered that require Level A or Level B PPE, the work will immediately be stopped. The appropriate government agencies (e.g., NYSDEC, NYSDOH, MCDPH, etc.) will be notified and the proper health and safety measures will be implemented (e.g., develop and implement engineering controls, upgrade in PPE, etc.).

6.2 PROTECTION LEVEL DESCRIPTIONS

This section lists the minimum requirements for each protection level. Modifications to these requirements can be made upon approval of the SSO. If Level A, Level B, and/or Level C PPE is required, Site personnel that enter the work zone and/or transition zone must be properly trained and certified in the use of those levels of PPE.

6.2.1 Level D

Level D consists of the following:

- Safety glasses
- Hard hat when working with heavy equipment
- Steel-toed or composite-toed work boots
- Protective gloves during sampling or handling of potentially contaminated media
- Work clothing as prescribed by weather

6.2.2 Modified Level D

Modified Level D consists of the following:

- Safety glasses with side shields
- Hard hat when working with heavy equipment
- Steel-toed or composite-toed work boots
- Protective gloves during sampling or handling of potentially contaminated media
- Outer protective wear, such as Tyvek coverall [Tyveks (Sarans) and polyvinyl chloride (PVC) acid gear will be required when workers have a potential to be exposed to impacted liquids or impacted particulates]

6.2.3 Level C

Level C consists of the following:

- Air-purifying respirator with appropriate cartridges
- Outer protective wear, such as Tyvek coverall [Tyveks (Sarans) and PVC acid gear will be required when workers have a potential to be exposed to impacted liquids or particulates]
- Hard hat when working with heavy equipment
- Steel-toed or composite-toed work boots
- Nitrile, neoprene, or PVC overboots, if appropriate
- Nitrile, neoprene, or PVC gloves, if appropriate
- Face shield (when projectiles or splashes pose a hazard) and/or safety glasses with side shields.

6.2.4 Level B

Level B protection consists of the items required for Level C protection with the exception that an air-supplied respirator is used in place of the air-purifying respirator. Level B PPE is not anticipated to be required during this project. If the need for level B PPE becomes evident, activities in the affected area will be stopped until conditions are further evaluated, and any necessary modifications to the HASP have been approved by the PM and SSO. Subsequently, the appropriate safety measures (including Level B PPE) must be implemented prior to commencing site activities.

6.2.5 Level A

Level A protection consists of the items required for Level B protection with the addition of a fully encapsulating, vapor-proof suit capable of maintaining positive pressure. Level A PPE is not anticipated to be required during this project. If the need for level A PPE becomes evident, activities in the affected area will be stopped until conditions are further evaluated, and any necessary modifications to the HASP have been approved by the PM and SSO. Subsequently, the appropriate safety measures (including Level A PPE) must be implemented prior to commencing site activities.

6.3 RESPIRATORY PROTECTION

Any respirator used will meet the requirements of the OSHA 29 CFR 1910.134. Both the respirator and cartridges specified shall be fit-tested prior to use in accordance with OSHA regulations (29 CFR 1910). Air purifying respirators shall not be worn if contaminant levels exceed designated respirator cartridge use concentrations. The workers will wear respirators with approval for: organic vapors less than 1,000 parts per million (ppm); and dusts, fumes and mists with a TWA less than 0.05 milligrams per cubic meter (mg/m^3).

No personnel who have facial hair, which interferes with respirator sealing surface, will be permitted to wear a respirator and will not be permitted to work in areas requiring respirator use.

Only workers who have been certified by a physician as being physically capable of respirator usage shall be issued a respirator. Personnel unable to pass a respiratory fit test or without medical clearance for respirator use will not be permitted to enter or work in areas that require respirator protection.

7.0 DECONTAMINATION PROCEDURES

This section describes the procedures necessary to ensure that both personnel and equipment are free from contamination when they leave the work site.

7.1 PERSONNEL DECONTAMINATION

Personnel involved with activities that involve disturbing contaminated media will follow the decontamination procedures described herein to ensure that material which workers may have contacted in the work zone and/or transition zone does not result in personal exposure and is not spread to clean areas of the Site. This sequence describes the general decontamination procedure. The specific stages can vary depending on the Site, the task, and the protection level, etc.

1. Leave work zone and go to transition zone
2. Remove soil/debris from boots and gloves
3. Remove boots
4. Remove gloves
5. Remove Tyvek suit and discard, if applicable
6. Remove and wash respirator, if applicable
7. Go to support zone

7.2 EQUIPMENT DECONTAMINATION

In order to reduce the potential for cross-contamination of samples collected during this project, the following procedures will be implemented to ensure that the data collected (primarily the laboratory data) is acceptable.

It is anticipated that most of the materials used to assist in obtaining samples will be disposable one-time use materials (e.g., sampling containers, bailers, rope, pump tubing, nitrile gloves, etc.). However, when equipment must be re-used (e.g., drill rigs, static water level indicator, split spoon samplers, etc.), it will be decontaminated in the transition zone by at least one of the following methods:

- Steam clean the equipment within a dedicated decontamination area; or
- Rough wash in tap water; wash in mixture of tap water and Alconox-type soap; double rinse with deionized or distilled water; and air dry and/or dry with clean paper towel.

The decontamination area will be set-up in a location to minimize disturbance to properties/areas surrounding the work area.

7.3 DISPOSAL

Disposable clothing will be disposed in accordance with applicable regulations. Liquids (e.g., decontamination water, etc.) or solids (e.g., soil) generated by project activities will be disposed in accordance with applicable regulations.

8.0 AIR MONITORING

During activities that have the potential to disturb contaminated soil, fill material, or groundwater, air monitoring will be conducted in order to determine airborne particulate and contamination levels. This ensures that respiratory protection is adequate to protect personnel against the chemicals that are encountered and that chemical contaminants are not migrating off-site. Additional air monitoring may be conducted at the discretion of the SSO. Readings will be recorded and be available for review.

The following chart describes the direct reading instrumentation that will be utilized and appropriate action levels.

Monitoring Device	Action Level	Response/Level of PPE
PID Volatile Organic Compound Meter	< 1 ppm in breathing zone, sustained 5 minutes	Level D
	1-25 ppm in breathing zone, sustained 5 minutes	Cease work, implement measures to reduce air emissions when the work is performed, etc. If levels can not be brought below 1 ppm in the breathing zone, then upgrade PPE to Level C
	26-250 ppm in breathing zone, sustained 5 minutes	Level B Stop work, evaluate the use of engineering controls, etc.
	>250 ppm in breathing zone	Level A Stop work, evaluate the use of engineering controls, etc.
RTAM Particulate Meter	< 100 $\mu g/m^3$ above background over an integrated period not to exceed 15 minutes.	Continue working
	> 100 $\mu g/m^3$ above background	Cease work, implement dust suppression, change in way work performed, etc. If levels can not be brought below 150 $\mu g/m^3$, then upgrade PPE to Level C

8.1 PARTICULATE MONITORING

During activities where contaminated materials (e.g., soil, fill, etc.) may be disturbed, air monitoring will include real-time monitoring for particulates using a real-time aerosol monitor (RTAM) particulate meter at the perimeter of the work zone in accordance with the Final DER-10 Technical Guidance for Site Investigation and Remediation (DER-10) dated May 2010. DER-10 uses an action level of 100 $\mu g/m^3$ (0.10 mg/m^3) over background conditions for an integrated

period not to exceed 15 minutes. If the action level is exceeded, or if visible dust is encountered, then work shall be discontinued until corrective actions are implemented. Corrective actions may include dust suppression, change in the way work is performed, and/or upgrade of personal protective equipment. The on-site particulate action levels, responses and PPE are outlined in the table in Section 8.0.

8.2 VOLATILE ORGANIC COMPOUND MONITORING

During activities where contaminated materials may be disturbed, a photoionization detector (PID) will be used to monitor total VOCs in the ambient air. The PID will prove useful as a direct reading instrument to aid in determining if current respiratory protection is adequate or needs to be upgraded. The SSO will take measurements before operations begin in an area to determine the amount of VOCs naturally occurring in the air. This is referred to as a background level. Levels of VOCs will periodically be measured in the air at active work sites, and at the transition zone when levels are detected above background in the work zone. The on-site VOC action levels, responses and PPE are outlined in the table in Section 8.0.

9.0 EMERGENCY CONTINGENCY PLAN

This section presents the emergency contingency plan (ECP) describing the procedures to be performed in the event of an emergency (e.g., fire, spill, tank/drum release, etc.). To provide first-line assistance to field personnel in the case of illness or injury, the following items will be made immediately available on the Site:

- First-aid kit;
- Portable emergency eye wash; and
- Supply of clean water.

9.1 EMERGENCY TELEPHONE NUMBERS

The following telephone numbers are listed in case there is an emergency at the Site:

Fire/Police Department:	911
Poison Control Center:	(800) 222-1222
NYSDEC	
Region 8: Environmental Remediation	(585) 226-5349
Spill Hotline	(800) 457-7362
NYSDOH	
Public Health Duty Officer	(866) 881-2809
MCDPH	
Public Health Engineering	(585) 753-5476
Bonitatem LLC.	
Michael J. Piehler	(585) 310-7000
DAY ENVIRONMENTAL, INC.	
Jeffrey Danzinger	(585) 454-0210 ext. 114
NEAREST HOSPITAL:	Rochester General Hospital 1425 Portland Avenue, Rochester, NY 14621 (585) 922-4000 (Main) (585) 922-2000 (Emergency Department)
Directions to the Hospital:	Head South on Lake Avenue towards West Ridge Road. Take NY-104 E/ Keeler Street Expressway to NY-104 Service Road East. Take the exit towards Carter Street/Portland Avenue from NY-104. Continue on NY-104 Service Road to 1425 Portland Avenue, Rochester, New York (Figure 1).

9.2 EVACUATION

During activities involving potential disturbance of contaminated soil, fill material, or groundwater, a log of each individual entering and leaving the Site will be kept for emergency accounting practices. Although unlikely, it is possible that a site emergency could require evacuating personnel from the Site. If required, the SSO will give the appropriate signal for site evacuation (i.e., hand signals, alarms, etc.).

All personnel shall exit the Site and shall congregate in an area designated by the SSO. The SSO shall ensure that all personnel are accounted for. If someone is missing, the SSO will alert emergency personnel. The appropriate government agencies will be notified as soon as possible regarding the evacuation, and any necessary measures that may be required to mitigate the reason for the evacuation.

9.3 MEDICAL EMERGENCY

In the event of a medical emergency involving illness or injury to one of the on-site personnel, Emergency Medical Services (EMS) and the appropriate government agencies should be notified immediately. The area in which the injury or illness occurred shall not be entered until the cause of the illness or injury is known. The nature of injury or illness shall be assessed. If the victim appears to be critically injured, administer first aid and/or cardio-pulmonary resuscitation (CPR) as needed. If appropriate, instantaneous real-time air monitoring shall be done in accordance with air monitoring outlined in Section 8.0 of this HASP.

9.4 CONTAMINATION EMERGENCY

It is unlikely that a contamination emergency will occur; however, if such an emergency does occur, the specific work area shall be shut down and immediately secured. If an emergency rescue is needed, notify Police, Fire Department and EMS units immediately. Advise them of the situation and request an expedient response. The appropriate government agencies shall be notified immediately. The area in which the contamination occurred shall not be entered until the arrival of trained personnel who are properly equipped with the appropriate PPE and monitoring instrumentation as outlined in Section 8.0 of this HASP.

9.5 FIRE EMERGENCY

In the event of a fire on-site, all non-essential site personnel shall be evacuated to a safe, secure area. The Fire Department will be notified immediately, and advised of the situation and the identification of any hazardous materials involved. The appropriate government agencies shall be notified as soon as possible.

The four classes of fire along with their constituents are as follows:

Class A:	Wood, cloth, paper, rubber, many plastics, and ordinary combustible materials.
Class B:	Flammable liquids, gases and greases.
Class C:	Energized electrical equipment.
Class D:	Combustible metals such as magnesium, titanium, sodium, potassium.

Small fires on-site may be actively extinguished; however, extreme care shall be taken while in this operation. Approaches to the fire shall be done from the upwind side if possible. Distance from on-site personnel to the fire shall be close enough to ensure proper application of the extinguishing material but far enough away to ensure that the personnel are safe. The proper extinguisher shall be utilized for the Class(es) of fire present on the site. If possible, the fuel source shall be cut off or separated from the fire. Care must be taken when performing operations involving the shut-off of valves and manifolds, if present.

Examples of proper extinguishing agent as follows:

Class A:	Water Water with 1% Aqueous Film Forming Foams (AFFF, a.k.a. Wet Water) Water with 6% AFFF or Fluorprotein Foam ABC Dry Chemical
Class B:	ABC Dry Chemical Purple K Carbon Dioxide Water with 6% AFFF Foam
Class C:	ABC Dry Chemical Carbon Dioxide
Class D:	Metal-X Dry Powder

No attempt shall be made by site personnel against large fires. Such fires shall be handled by the Fire Department.

9.6 SPILL OR AIR RELEASE

In the event of a spill or air release of hazardous materials on-site, the specific area of the spill or release shall be shut down and immediately secured. The area in which the spill or release occurred shall not be entered until the cause can be determined and site safety can be evaluated. Non-essential site personnel shall be evacuated to a safe and secure area. The appropriate government agencies shall be notified as soon as possible. The spilled or released material shall

be immediately indentified and appropriate containment measures shall be implemented, if feasible. Real-time air monitoring shall be implemented as outlined in Section 8.0 of this HASP. If the materials are unknown, Level B protection is mandatory. If warranted, samples of the materials shall be acquired to facilitate identification.

9.7 LOCATING CONTAINERIZED WASTE AND/OR UNDERGROUND STORAGE TANKS

In the event that unanticipated containerized waster (e.g., drums) and/or underground storage tanks (USTs) are located during project activities, the work must be stopped in the specific area until site safety can be evaluated and addressed. Non-essential Site personnel shall not work in the immediate area until conditions including possible exposure hazards are addressed. The appropriate government agencies shall be notified as soon as possible. The SSO shall monitor the area as outlined in Section 8.0 of this HASP.

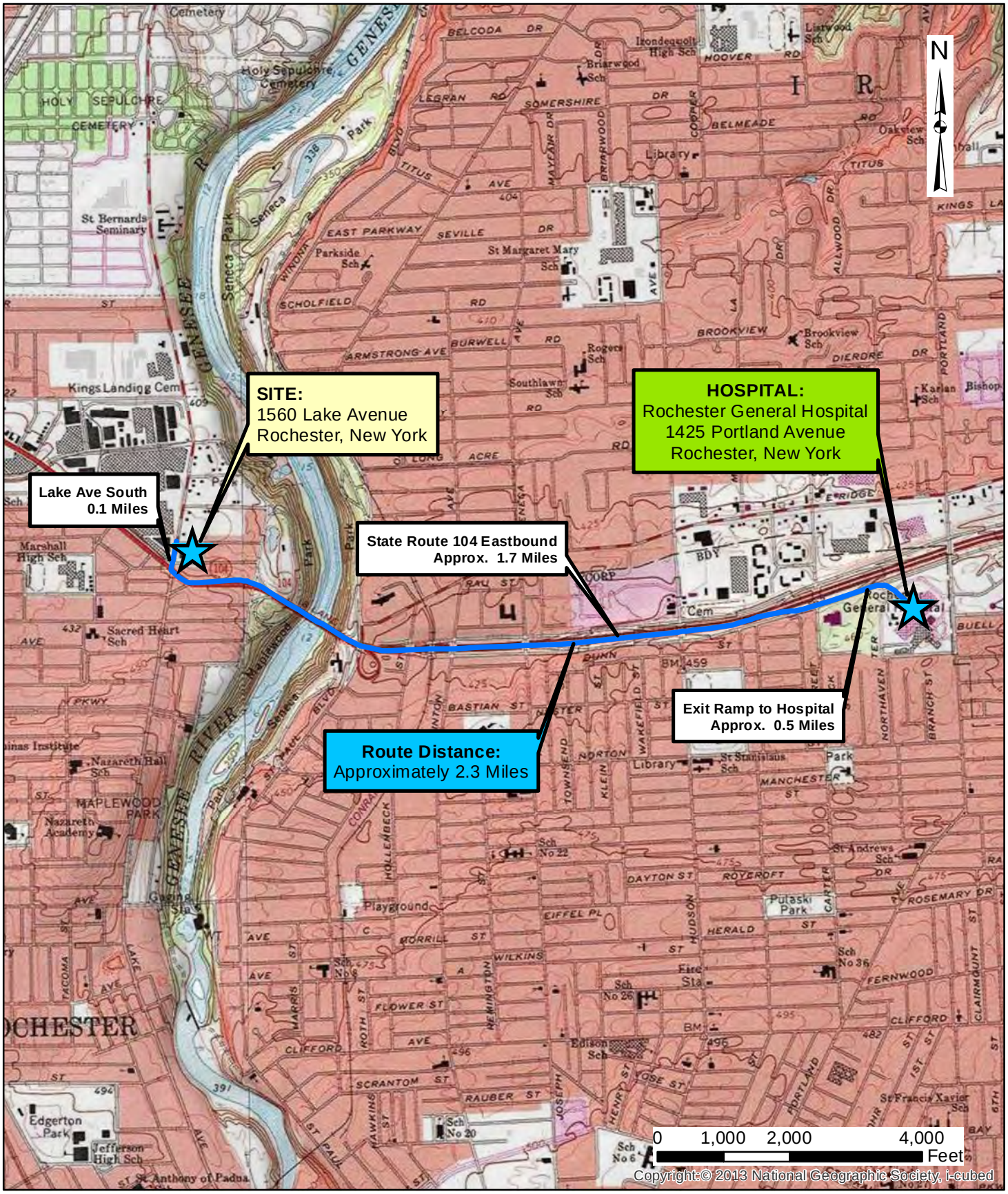
Prior to handling, unanticipated containers will be visually assessed by the SSO to gain as much information as possible about their contents. As a precautionary measure, personnel shall assume that unlabelled containers and/or tanks contain hazardous materials until their contents are characterized. To the extent possible based upon the nature of the containers encountered, actions may be taken to stabilize the area and prevent migration (e.g., placement of berms, etc.). Subsequent to initial visual assessment and any required stabilization, properly trained personnel will sample, test, remove, and dispose of any containers and/or tanks, and their contents. After visual assessment and air monitoring, if the material remains unknown, Level B protection (or higher) is mandatory.

10.0 ABBREVIATIONS

AFFF	Aqueous Film Forming Foams
BGS	Below the Ground Surface
CFR	Code of Federal Regulations
CPR	Cardio-Pulmonary Resuscitation
DAY	Day Environmental, Inc.
dBA	Decibels on the A-Weighted Scale
ECP	Emergency Contingency Plan
EMS	Emergency Medical Service
HASP	Health and Safety Plan
HAZWOPER	Hazardous Waste Operations and Emergency Response
IDLH	Immediately Dangerous to Life or Heath
IDW	Investigative Derived Waste
MCDPH	Monroe County Department of Public Health
MTBE	Methyl Tert-Butyl Ether
mg/m^3	Milligram Per Meter Cubed
NIOSH	National Institute for Occupational Safety and Health
NYSDEC	New York State Department of Environmental Conservation
NYSDOH	New York State Department of Health
OSHA	Occupational Safety and Health Administration
PEL	Permissible Exposure Limit
PID	Photoionization Detector
PM	Project Manager
PM-10	Particulate Matter Less Than 10 Micrometers In Diameter
PPE	Personal Protection Equipment
ppm	Parts Per Million
PVC	Polyvinyl Chloride
REL	Recommended Exposure Limit
RTAM	Real-Time Aerosol Monitor
SCG	Standards, Criteria and Guidance
SSO	Site Safety Officer
SVOC	Semi-Volatile Organic Compound
TWA	Time-Weighted Average
UST	Underground Storage Tank
$\mu g/m^3$	Micrograms Per Meter Cubed
VOC	Volatile Organic Compound

ATTACHMENT 1

Figure 1 – Route for Emergency Services



Document Path: E:\GIS Mapping\Bonita5495S-18Bonita\HASP5495S-01-HASP- Route to Hospital.mxd

Last Date Saved: 16 Apr 2019

Date: 04-15-2019 Drawn By: CPS Scale: AS NOTED	day **DAY ENVIRONMENTAL, INC.** **Environmental Consultants** **Rochester, New York 14606** **New York, New York 10170**	Project Title: 1560 LAKE AVENUE ROCHESTER, NEW YORK HEALTH AND SAFETY PLAN Drawing Title: Route to Emergency Services	Project No.: 5495S-19 FIGURE 1

ATTACHMENT 2

Oxygen Safety Data Sheet

SAFETY DATA SHEET

Oxygen

Section 1. Identification

GHS product identifier : Oxygen

Chemical name : oxygen

Other means of identification : Molecular oxygen; Oxygen molecule; Pure oxygen; O2; UN 1072; Dioxygen; Oxygen USP, Aviator's Breathing Oxygen (ABO)

Product type : Gas.

Product use : Synthetic/Analytical chemistry.

Synonym : Molecular oxygen; Oxygen molecule; Pure oxygen; O2; UN 1072; Dioxygen; Oxygen USP, Aviator's Breathing Oxygen (ABO)

SDS # : 001043

Supplier's details : Airgas USA, LLC and its affiliates
259 North Radnor-Chester Road
Suite 100
Radnor, PA 19087-5283
1-610-687-5253

24-hour telephone : 1-866-734-3438

Section 2. Hazards identification

OSHA/HCS status : This material is considered hazardous by the OSHA Hazard Communication Standard (29 CFR 1910.1200).

Classification of the substance or mixture : OXIDIZING GASES - Category 1
GASES UNDER PRESSURE - Compressed gas

GHS label elements

Hazard pictograms :

Signal word : Danger

Hazard statements : May cause or intensify fire; oxidizer.
Contains gas under pressure; may explode if heated.

Precautionary statements

General : Read and follow all Safety Data Sheets (SDS'S) before use. Read label before use. Keep out of reach of children. If medical advice is needed, have product container or label at hand. Close valve after each use and when empty. Use equipment rated for cylinder pressure. Do not open valve until connected to equipment prepared for use. Use a back flow preventative device in the piping. Use only equipment of compatible materials of construction. Open valve slowly. Use only with equipment cleaned for Oxygen service.

Prevention : Keep away from clothing, incompatible materials and combustible materials. Keep reduction valves, valves and fittings free from oil and grease.

Response : In case of fire: Stop leak if safe to do so.

Storage : Protect from sunlight. Store in a well-ventilated place.

Disposal : Not applicable.

Hazards not otherwise classified : None known.

Section 3. Composition/information on ingredients

Substance/mixture : Substance

Chemical name : oxygen

Other means of identification : Molecular oxygen; Oxygen molecule; Pure oxygen; O2; UN 1072; Dioxygen; Oxygen USP, Aviator's Breathing Oxygen (ABO)

Product code : 001043

CAS number/other identifiers

CAS number : 7782-44-7

Ingredient name	%	CAS number
oxygen	100	7782-44-7

Any concentration shown as a range is to protect confidentiality or is due to batch variation.

There are no additional ingredients present which, within the current knowledge of the supplier and in the concentrations applicable, are classified as hazardous to health or the environment and hence require reporting in this section.

Occupational exposure limits, if available, are listed in Section 8.

Section 4. First aid measures

Description of necessary first aid measures

Eye contact : Immediately flush eyes with plenty of water, occasionally lifting the upper and lower eyelids. Check for and remove any contact lenses. Continue to rinse for at least 10 minutes. Get medical attention.

Inhalation : Remove victim to fresh air and keep at rest in a position comfortable for breathing. If not breathing, if breathing is irregular or if respiratory arrest occurs, provide artificial respiration or oxygen by trained personnel. It may be dangerous to the person providing aid to give mouth-to-mouth resuscitation. Get medical attention if adverse health effects persist or are severe. If unconscious, place in recovery position and get medical attention immediately. Maintain an open airway. Loosen tight clothing such as a collar, tie, belt or waistband.

Skin contact : Flush contaminated skin with plenty of water. Remove contaminated clothing and shoes. Get medical attention if symptoms occur. Wash clothing before reuse. Clean shoes thoroughly before reuse.

Ingestion : As this product is a gas, refer to the inhalation section.

Most important symptoms/effects, acute and delayed

Potential acute health effects

Eye contact : Contact with rapidly expanding gas may cause burns or frostbite.

Inhalation : No known significant effects or critical hazards.

Skin contact : Contact with rapidly expanding gas may cause burns or frostbite.

Frostbite : Try to warm up the frozen tissues and seek medical attention.

Ingestion : As this product is a gas, refer to the inhalation section.

Over-exposure signs/symptoms

Eye contact : No specific data.

Inhalation : No specific data.

Skin contact : No specific data.

Ingestion : No specific data.

Indication of immediate medical attention and special treatment needed, if necessary

Notes to physician : Treat symptomatically. Contact poison treatment specialist immediately if large quantities have been ingested or inhaled.

Specific treatments : No specific treatment.

Section 4. First aid measures

Protection of first-aiders : No action shall be taken involving any personal risk or without suitable training. It may be dangerous to the person providing aid to give mouth-to-mouth resuscitation.

See toxicological information (Section 11)

Section 5. Fire-fighting measures

Extinguishing media

Suitable extinguishing media : Use an extinguishing agent suitable for the surrounding fire.

Unsuitable extinguishing media : None known.

Specific hazards arising from the chemical : Contains gas under pressure. Oxidizing material. This material increases the risk of fire and may aid combustion. Contact with combustible material may cause fire. In a fire or if heated, a pressure increase will occur and the container may burst or explode.

Hazardous thermal decomposition products : No specific data.

Special protective actions for fire-fighters : Promptly isolate the scene by removing all persons from the vicinity of the incident if there is a fire. No action shall be taken involving any personal risk or without suitable training. Contact supplier immediately for specialist advice. Move containers from fire area if this can be done without risk. Use water spray to keep fire-exposed containers cool. If involved in fire, shut off flow immediately if it can be done without risk.

Special protective equipment for fire-fighters : Fire-fighters should wear appropriate protective equipment and self-contained breathing apparatus (SCBA) with a full face-piece operated in positive pressure mode.

Section 6. Accidental release measures

Personal precautions, protective equipment and emergency procedures

For non-emergency personnel : No action shall be taken involving any personal risk or without suitable training. Evacuate surrounding areas. Keep unnecessary and unprotected personnel from entering. Shut off all ignition sources. No flares, smoking or flames in hazard area. Avoid breathing gas. Provide adequate ventilation. Wear appropriate respirator when ventilation is inadequate. Put on appropriate personal protective equipment.

For emergency responders : If specialized clothing is required to deal with the spillage, take note of any information in Section 8 on suitable and unsuitable materials. See also the information in "For non-emergency personnel".

Environmental precautions : Ensure emergency procedures to deal with accidental gas releases are in place to avoid contamination of the environment. Inform the relevant authorities if the product has caused environmental pollution (sewers, waterways, soil or air).

Methods and materials for containment and cleaning up

Small spill : Immediately contact emergency personnel. Stop leak if without risk. Use spark-proof tools and explosion-proof equipment.

Large spill : Immediately contact emergency personnel. Stop leak if without risk. Use spark-proof tools and explosion-proof equipment. Note: see Section 1 for emergency contact information and Section 13 for waste disposal.

Section 7. Handling and storage

Precautions for safe handling

Section 7. Handling and storage

Protective measures : Put on appropriate personal protective equipment (see Section 8). Contains gas under pressure. Avoid breathing gas. Do not puncture or incinerate container. Use equipment rated for cylinder pressure. Close valve after each use and when empty. Protect cylinders from physical damage; do not drag, roll, slide, or drop. Use a suitable hand truck for cylinder movement.

Avoid contact with eyes, skin and clothing. Empty containers retain product residue and can be hazardous. Keep away from clothing, incompatible materials and combustible materials. Keep reduction valves free from grease and oil.

Advice on general occupational hygiene : Eating, drinking and smoking should be prohibited in areas where this material is handled, stored and processed. Workers should wash hands and face before eating, drinking and smoking. Remove contaminated clothing and protective equipment before entering eating areas. See also Section 8 for additional information on hygiene measures.

Conditions for safe storage, including any incompatibilities : Store in accordance with local regulations. Store in a segregated and approved area. Store away from direct sunlight in a dry, cool and well-ventilated area, away from incompatible materials (see Section 10). Cylinders should be stored upright, with valve protection cap in place, and firmly secured to prevent falling or being knocked over. Cylinder temperatures should not exceed 52 °C (125 °F). Separate from reducing agents and combustible materials. Store away from grease and oil. Keep container tightly closed and sealed until ready for use. See Section 10 for incompatible materials before handling or use.

Section 8. Exposure controls/personal protection

Control parameters

Occupational exposure limits

Ingredient name	Exposure limits
oxygen	None.

Appropriate engineering controls : Good general ventilation should be sufficient to control worker exposure to airborne contaminants.

Environmental exposure controls : Emissions from ventilation or work process equipment should be checked to ensure they comply with the requirements of environmental protection legislation. In some cases, fume scrubbers, filters or engineering modifications to the process equipment will be necessary to reduce emissions to acceptable levels.

Individual protection measures

Hygiene measures : Wash hands, forearms and face thoroughly after handling chemical products, before eating, smoking and using the lavatory and at the end of the working period. Appropriate techniques should be used to remove potentially contaminated clothing. Wash contaminated clothing before reusing. Ensure that eyewash stations and safety showers are close to the workstation location.

Eye/face protection : Safety eyewear complying with an approved standard should be used when a risk assessment indicates this is necessary to avoid exposure to liquid splashes, mists, gases or dusts. If contact is possible, the following protection should be worn, unless the assessment indicates a higher degree of protection: safety glasses with side-shields.

Skin protection

Hand protection : Chemical-resistant, impervious gloves complying with an approved standard should be worn at all times when handling chemical products if a risk assessment indicates this is necessary. Considering the parameters specified by the glove manufacturer, check during use that the gloves are still retaining their protective properties. It should be noted that the time to breakthrough for any glove material may be different for different glove manufacturers. In the case of mixtures, consisting of several substances, the protection time of the gloves cannot be accurately estimated.

Section 8. Exposure controls/personal protection

Body protection : Personal protective equipment for the body should be selected based on the task being performed and the risks involved and should be approved by a specialist before handling this product.

Other skin protection : Appropriate footwear and any additional skin protection measures should be selected based on the task being performed and the risks involved and should be approved by a specialist before handling this product.

Respiratory protection : Based on the hazard and potential for exposure, select a respirator that meets the appropriate standard or certification. Respirators must be used according to a respiratory protection program to ensure proper fitting, training, and other important aspects of use. Respirator selection must be based on known or anticipated exposure levels, the hazards of the product and the safe working limits of the selected respirator.

Section 9. Physical and chemical properties

Appearance

Physical state : Gas. [Compressed gas.]

Color : Colorless. Blue.

Odor : Odorless.

Odor threshold : Not available.

pH : Not available.

Melting point : -218.4°C (-361.1°F)

Boiling point : -183°C (-297.4°F)

Critical temperature : -118.15°C (-180.7°F)

Flash point : [Product does not sustain combustion.]

Evaporation rate : Not available.

Flammability (solid, gas) : Extremely flammable in the presence of the following materials or conditions: reducing materials, combustible materials and organic materials.

Lower and upper explosive (flammable) limits : Not available.

Vapor pressure : Not available.

Vapor density : 1.1 (Air = 1)

Specific Volume (ft^3/lb) : 12.0482

Gas Density (lb/ft^3) : 0.083

Relative density : Not applicable.

Solubility : Not available.

Solubility in water : Not available.

Partition coefficient: n-octanol/water : 0.65

Auto-ignition temperature : Not available.

Decomposition temperature : Not available.

Viscosity : Not applicable.

Flow time (ISO 2431) : Not available.

Molecular weight : 32 g/mole

Section 10. Stability and reactivity

Reactivity : No specific test data related to reactivity available for this product or its ingredients.

Chemical stability : The product is stable.

Possibility of hazardous reactions : Hazardous reactions or instability may occur under certain conditions of storage or use.
Conditions may include the following:
contact with combustible materials
Reactions may include the following:
risk of causing fire

Section 10. Stability and reactivity

Conditions to avoid : No specific data.

Incompatible materials : Highly reactive or incompatible with the following materials:
combustible materials
reducing materials
grease
oil

Hazardous decomposition products : Under normal conditions of storage and use, hazardous decomposition products should not be produced.

Hazardous polymerization : Under normal conditions of storage and use, hazardous polymerization will not occur.

Section 11. Toxicological information

Information on toxicological effects

Acute toxicity
Not available.

Irritation/Corrosion
Not available.

Sensitization
Not available.

Mutagenicity
Not available.

Carcinogenicity
Not available.

Reproductive toxicity
Not available.

Teratogenicity
Not available.

Specific target organ toxicity (single exposure)
Not available.

Specific target organ toxicity (repeated exposure)
Not available.

Aspiration hazard
Not available.

Information on the likely routes of exposure : Not available.

Potential acute health effects

Eye contact : Contact with rapidly expanding gas may cause burns or frostbite.

Inhalation : No known significant effects or critical hazards.

Skin contact : Contact with rapidly expanding gas may cause burns or frostbite.

Ingestion : As this product is a gas, refer to the inhalation section.

Symptoms related to the physical, chemical and toxicological characteristics

Section 11. Toxicological information

Eye contact : No specific data.

Inhalation : No specific data.

Skin contact : No specific data.

Ingestion : No specific data.

Delayed and immediate effects and also chronic effects from short and long term exposure

Short term exposure

Potential immediate effects : Not available.

Potential delayed effects : Not available.

Long term exposure

Potential immediate effects : Not available.

Potential delayed effects : Not available.

Potential chronic health effects

Not available.

General : No known significant effects or critical hazards.

Carcinogenicity : No known significant effects or critical hazards.

Mutagenicity : No known significant effects or critical hazards.

Teratogenicity : No known significant effects or critical hazards.

Developmental effects : No known significant effects or critical hazards.

Fertility effects : No known significant effects or critical hazards.

Numerical measures of toxicity

Acute toxicity estimates

Not available.

Section 12. Ecological information

Toxicity

Not available.

Persistence and degradability

Not available.

Bioaccumulative potential

Product/ingredient name	$LogP_{ow}$	BCF	Potential
oxygen	0.65	-	low

Mobility in soil

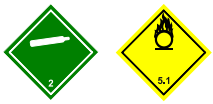
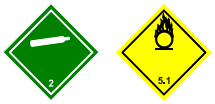
Soil/water partition coefficient (K_{OC}) : Not available.

Other adverse effects : No known significant effects or critical hazards.

Section 13. Disposal considerations

Disposal methods : The generation of waste should be avoided or minimized wherever possible. Disposal of this product, solutions and any by-products should at all times comply with the requirements of environmental protection and waste disposal legislation and any regional local authority requirements. Dispose of surplus and non-recyclable products via a licensed waste disposal contractor. Waste should not be disposed of untreated to the sewer unless fully compliant with the requirements of all authorities with jurisdiction. Empty Airgas-owned pressure vessels should be returned to Airgas. Waste packaging should be recycled. Incineration or landfill should only be considered when recycling is not feasible. This material and its container must be disposed of in a safe way. Empty containers or liners may retain some product residues. Do not puncture or incinerate container.

Section 14. Transport information

	DOT	TDG	Mexico	IMDG	IATA
UN number	UN1072	UN1072	UN1072	UN1072	UN1072
UN proper shipping name	OXYGEN, COMPRESSED	OXYGEN, COMPRESSED	OXYGEN, COMPRESSED	OXYGEN, COMPRESSED	OXYGEN, COMPRESSED
Transport hazard class(es)	2.2 (5.1) 	2.2 	2.2 (5.1) 	2.2 (5.1) 	2.2 (5.1) 
Packing group	-	-	-	-	-
Environmental hazards	No.	No.	No.	No.	No.

"Refer to CFR 49 (or authority having jurisdiction) to determine the information required for shipment of the product."

Additional information

DOT Classification : **Limited quantity** Yes.
Quantity limitation Passenger aircraft/rail: 75 kg. Cargo aircraft: 150 kg.
Special provisions A52

TDG Classification : Product classified as per the following sections of the Transportation of Dangerous Goods Regulations: 2.13-2.17 (Class 2), 2.23-2.25 (Class 5).
Explosive Limit and Limited Quantity Index 0.125
ERAP Index 3000
Passenger Carrying Ship Index 50
Passenger Carrying Road or Rail Index 75
Special provisions 42

IATA : **Quantity limitation** Passenger and Cargo Aircraft: 75 kg. Cargo Aircraft Only: 150 kg.

Special precautions for user : **Transport within user's premises:** always transport in closed containers that are upright and secure. Ensure that persons transporting the product know what to do in the event of an accident or spillage.

Transport in bulk according to Annex II of MARPOL and the IBC Code : Not available.

Section 15. Regulatory information

U.S. Federal regulations : **TSCA 8(a) CDR Exempt/Partial exemption**: This material is listed or exempted.

Clean Air Act Section 112 (b) Hazardous Air Pollutants (HAPs) : Not listed

Clean Air Act Section 602 Class I Substances : Not listed

Clean Air Act Section 602 Class II Substances : Not listed

DEA List I Chemicals (Precursor Chemicals) : Not listed

DEA List II Chemicals (Essential Chemicals) : Not listed

SARA 302/304

Composition/information on ingredients

No products were found.

SARA 304 RQ : Not applicable.

SARA 311/312

Classification : Refer to Section 2: Hazards Identification of this SDS for classification of substance.

State regulations

Massachusetts : This material is listed.

New York : This material is not listed.

New Jersey : This material is listed.

Pennsylvania : This material is listed.

International regulations

Chemical Weapon Convention List Schedules I, II & III Chemicals

Not listed.

Montreal Protocol (Annexes A, B, C, E)

Not listed.

Stockholm Convention on Persistent Organic Pollutants

Not listed.

Rotterdam Convention on Prior Informed Consent (PIC)

Not listed.

UNECE Aarhus Protocol on POPs and Heavy Metals

Not listed.

Inventory list

Australia : This material is listed or exempted.

Canada : This material is listed or exempted.

China : This material is listed or exempted.

Europe : This material is listed or exempted.

Japan : **Japan inventory (ENCS)**: Not determined.
Japan inventory (ISHL): Not determined.

Malaysia : Not determined.

New Zealand : This material is listed or exempted.

Philippines : This material is listed or exempted.

Republic of Korea : This material is listed or exempted.

Section 15. Regulatory information

Taiwan : This material is listed or exempted.

Thailand : Not determined.

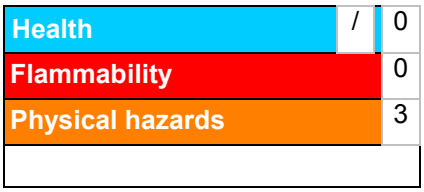
Turkey : Not determined.

United States : This material is listed or exempted.

Viet Nam : Not determined.

Section 16. Other information

Hazardous Material Information System (U.S.A.)



Caution: HMIS® ratings are based on a 0-4 rating scale, with 0 representing minimal hazards or risks, and 4 representing significant hazards or risks. Although HMIS® ratings and the associated label are not required on SDSs or products leaving a facility under 29 CFR 1910.1200, the preparer may choose to provide them. HMIS® ratings are to be used with a fully implemented HMIS® program. HMIS® is a registered trademark and service mark of the American Coatings Association, Inc.

The customer is responsible for determining the PPE code for this material. For more information on HMIS® Personal Protective Equipment (PPE) codes, consult the HMIS® Implementation Manual.

National Fire Protection Association (U.S.A.)

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Copyright ©2001, National Fire Protection Association, Quincy, MA 02269. This warning system is intended to be interpreted and applied only by properly trained individuals to identify fire, health and reactivity hazards of chemicals. The user is referred to certain limited number of chemicals with recommended classifications in NFPA 49 and NFPA 325, which would be used as a guideline only. Whether the chemicals are classified by NFPA or not, anyone using the 704 systems to classify chemicals does so at their own risk.

Procedure used to derive the classification

Classification	Justification
OXIDIZING GASES - Category 1 GASES UNDER PRESSURE - Compressed gas	Expert judgment According to package

History

Date of printing : 2/3/2018

Date of issue/Date of revision : 2/3/2018

Date of previous issue : 1/27/2017

Version : 0.03

Key to abbreviations : ATE = Acute Toxicity Estimate
BCF = Bioconcentration Factor
GHS = Globally Harmonized System of Classification and Labelling of Chemicals
IATA = International Air Transport Association
IBC = Intermediate Bulk Container
IMDG = International Maritime Dangerous Goods
LogPow = logarithm of the octanol/water partition coefficient
MARPOL = International Convention for the Prevention of Pollution From Ships, 1973

Section 16. Other information

as modified by the Protocol of 1978. ("Marpol" = marine pollution)
UN = United Nations

References : Not available.

Indicates information that has changed from previously issued version.

Notice to reader

To the best of our knowledge, the information contained herein is accurate. However, neither the above-named supplier, nor any of its subsidiaries, assumes any liability whatsoever for the accuracy or completeness of the information contained herein.
Final determination of suitability of any material is the sole responsibility of the user. All materials may present unknown hazards and should be used with caution. Although certain hazards are described herein, we cannot guarantee that these are the only hazards that exist.

APPENDIX E

Community Air Monitoring Plan

New York State Department of Health
Generic Community Air Monitoring Plan

Overview

A Community Air Monitoring Plan (CAMP) requires real-time monitoring for volatile organic compounds (VOCs) and particulates (i.e., dust) at the downwind perimeter of each designated work area when certain activities are in progress at contaminated sites. The CAMP is not intended for use in establishing action levels for worker respiratory protection. Rather, its intent is to provide a measure of protection for the downwind community (i.e., off-site receptors including residences and businesses and on-site workers not directly involved with the subject work activities) from potential airborne contaminant releases as a direct result of investigative and remedial work activities. The action levels specified herein require increased monitoring, corrective actions to abate emissions, and/or work shutdown. Additionally, the CAMP helps to confirm that work activities did not spread contamination off-site through the air.

The generic CAMP presented below will be sufficient to cover many, if not most, sites. Specific requirements should be reviewed for each situation in consultation with NYSDOH to ensure proper applicability. In some cases, a separate site-specific CAMP or supplement may be required. Depending upon the nature of contamination, chemical- specific monitoring with appropriately-sensitive methods may be required. Depending upon the proximity of potentially exposed individuals, more stringent monitoring or response levels than those presented below may be required. Special requirements will be necessary for work within 20 feet of potentially exposed individuals or structures and for indoor work with co-located residences or facilities. These requirements should be determined in consultation with NYSDOH.

Reliance on the CAMP should not preclude simple, common-sense measures to keep VOCs, dust, and odors at a minimum around the work areas.

Community Air Monitoring Plan

Depending upon the nature of known or potential contaminants at each site, real-time air monitoring for VOCs and/or particulate levels at the perimeter of the exclusion zone or work area will be necessary. Most sites will involve VOC and particulate monitoring; sites known to be contaminated with heavy metals alone may only require particulate monitoring. If radiological contamination is a concern, additional monitoring requirements may be necessary per consultation with appropriate DEC/NYSDOH staff.

Continuous monitoring will be required for all ground intrusive activities and during the demolition of contaminated or potentially contaminated structures. Ground intrusive activities include, but are not limited to, soil/waste excavation and handling, test pitting or trenching, and the installation of soil borings or monitoring wells.

Periodic monitoring for VOCs will be required during non-intrusive activities such as the collection of soil and sediment samples or the collection of groundwater samples from existing monitoring wells. APeriodic@ monitoring during sample collection might reasonably consist of taking a reading upon arrival at a sample location, monitoring while opening a well cap or

overturning soil, monitoring during well baling/purging, and taking a reading prior to leaving a sample location. In some instances, depending upon the proximity of potentially exposed individuals, continuous monitoring may be required during sampling activities. Examples of such situations include groundwater sampling at wells on the curb of a busy urban street, in the midst of a public park, or adjacent to a school or residence.

VOC Monitoring, Response Levels, and Actions

Volatile organic compounds (VOCs) must be monitored at the downwind perimeter of the immediate work area (i.e., the exclusion zone) on a continuous basis or as otherwise specified. Upwind concentrations should be measured at the start of each workday and periodically thereafter to establish background conditions, particularly if wind direction changes. The monitoring work should be performed using equipment appropriate to measure the types of contaminants known or suspected to be present. The equipment should be calibrated at least daily for the contaminant(s) of concern or for an appropriate surrogate. The equipment should be capable of calculating 15-minute running average concentrations, which will be compared to the levels specified below.

1. If the ambient air concentration of total organic vapors at the downwind perimeter of the work area or exclusion zone exceeds 5 parts per million (ppm) above background for the 15-minute average, work activities must be temporarily halted and monitoring continued. If the total organic vapor level readily decreases (per instantaneous readings) below 5 ppm over background, work activities can resume with continued monitoring.

2. If total organic vapor levels at the downwind perimeter of the work area or exclusion zone persist at levels in excess of 5 ppm over background but less than 25 ppm, work activities must be halted, the source of vapors identified, corrective actions taken to abate emissions, and monitoring continued. After these steps, work activities can resume provided that the total organic vapor level 200 feet downwind of the exclusion zone or half the distance to the nearest potential receptor or residential/commercial structure, whichever is less - but in no case less than 20 feet, is below 5 ppm over background for the 15-minute average.

3. If the organic vapor level is above 25 ppm at the perimeter of the work area, activities must be shutdown.

4. All 15-minute readings must be recorded and be available for State (DEC and NYSDOH) personnel to review. Instantaneous readings, if any, used for decision purposes should also be recorded.

5. Readings will be provided to the NYSDEC and the NYSDOH on a weekly basis. Exceedances will be reported to the NYSDEC and the NYSDOH the same day or next business day (if after hours) along with the reason for the exceedance, the action to correct it, and if the action was effective.

Particulate Monitoring, Response Levels, and Actions

Particulate concentrations should be monitored continuously at the upwind and downwind perimeters of the exclusion zone at temporary particulate monitoring stations. The particulate monitoring should be performed using real-time monitoring equipment capable of measuring particulate matter less than 10 micrometers in size (PM-10) and capable of integrating over a period of 15 minutes (or less) for comparison to the airborne particulate action level. The equipment must be equipped with an audible alarm to indicate exceedance of the action level. In addition, fugitive dust migration should be visually assessed during all work activities.

1. If the downwind PM-10 particulate level is 100 micrograms per cubic meter (mcg/m^3) greater than background (upwind perimeter) for the 15-minute period or if airborne dust is observed leaving the work area, then dust suppression techniques must be employed. Work may continue with dust suppression techniques provided that downwind PM-10 particulate levels do not exceed 150 mcg/m^3 above the upwind level and provided that no visible dust is migrating from the work area.

2. If, after implementation of dust suppression techniques, downwind PM-10 particulate levels are greater than 150 mcg/m^3 above the upwind level, work must be stopped and a re-evaluation of activities initiated. Work can resume provided that dust suppression measures and other controls are successful in reducing the downwind PM-10 particulate concentration to within 150 mcg/m^3 of the upwind level and in preventing visible dust migration.

3. All readings must be recorded and be available for State (DEC and NYSDOH) and County Health personnel to review.

4. Readings will be provided to the NYSDEC and the NYSDOH on a weekly basis. Exceedances will be reported to the NYSDEC and the NYSDOH the same day or next business day (if after hours) along with the reason for the exceedance, the action to correct it, and if the action was effective.

December 2009

APPENDIX 4

Draft RI Data, by DAY dated December 16, 2021
& Relevant Pre-BCP Data by Stantec

DRAFT February 17, 2023

Former 2,000 Gallon Overflow Tank for Former Oil/Water Separator

Former Location of USTs

REDWOOD ROAD

KODACOLOR CIRCLE

LAKE AVENUE

LAPHAM STREET

TB/MW-200 (0-2 ft) S V,M

B/MW-108 (0.5-1.5 ft) M,PCB,Pest

TB-201 (0-2 ft) S V,M

TB-202 (0-2 ft) S V,M

TB-203 (0-2 ft) S V,M,CN,PCB, Pest,H,PFAS,1,4-D

TB-204 (0-2 ft) S V,M,CN,PCB, Pest,H,PFAS,1,4-D

TB-205 (0-2 ft) V,S,M

TB-206 (0-2 ft) V,S,M,CN,PCB, Pest,H,PFAS,1,4-D

TB-207 (0-2 ft) V,S,M

TB-211 (0-2 ft) V,S,M

B-103 (0.5-2 ft) S,Pest M

TB/MW-208 (0-2 ft) S V,M

TB/MW-209 (0-2 ft) V,S,M

B-110 (1-2 ft) S

TB-210 (0-2 ft) V,S,M

Former 3,000 Gallon Gasoline UST Replaced in 1987 by 4,000 Gallon UST Removed in 1999

Former 1,500 Gallon Motor Oil, 550 Gallon Transmission Fluid, and 1,000 Gallon Waste Oil USTs Removed in 1987. Replaced with a 1,000 Gallon Waste Oil UST Removed in 1999

Location of Grease Pit Closed in Place

Legend

- RI Test boring / overburden monitoring well with sample depth inveral in parentheses
- RI Overburden test boring with sample depth inveral in parentheses
- Overburden test boring / monitoring well installed in November 2011, January 2012, or January 2018 with sample depth inveral in parentheses
- Soil boring advanced January 2018 with sample depth inveral in parentheses
- Exceedance for Commercial Use Soil Cleanup Objective (CUSCO) and/or Protection of Groundwater Soil Cleanup Objective (PGWSCO)
- No exceedance CUSCO and/or PGWSCO
- Histroical sewer corridor - 1910 Plat Map
- Site boundary
- Former building footprint
- Adjacent parcels

Label Key

V = Sample Exceeds CUSCO and/or PGWSCO
S = Sample Tested, but does not Exceed CUSCO and/or PGWSCO

Test Parameter Abbreviations

V = Volatile Organic Compounds
S = Semi-Volatile Organic Compounds
M = Metals
CN = Cyanide
PCB = Polychlorinated Biphenyls
Pest = Pesticides
H = Herbicides
PFAS = Per- and Polyfluoroalkyl Substances
1,4-D = 1,4-Dioxane

NOTES:

Locations of monitoring wells and soil borings and test pits installed January 2017 and 2018 were provided by Stantec. These locations are to be considered approximate.

Test borings advanced March 1999, September 2001 and 2018 were located based on based on a geo-referenced drawing provided by Stantec. These locations are to be considered approximate.

Property boundaries provided by City of Rochester dated 2018.

Aerial imagery provided by the NYS GIS Clearinghouse, dated 2015. This image may not reflect the most recent site conditions.

0 25 50 100 Feet

N

PROJECT MANAGER	DRAWN BY	SCALE	DATE
JAD	CPS	AS NOTED	02-2023

DATE DRAWN	DATE ISSUED
02-2023	02-06-2023

DAY ENGINEERING, P.C.
Environmental Engineering Consultants
Rochester, New York 14606

Project Title
1560 LAKE AVENUE
ROCHESTER, NEW YORK

BROWNFIELD CLEANUP PROGRAM

Drawing Title
Cumulative Near Surface Soil Results within 0-2' of Ground Surface Compared to CUSCOs and PGWSCOs

Project No.
5721S-20

FIGURE A

Document Path: E:\GIS Mapping\Bonita\Bonitatem - Oxygen Injection System\Bonitatem - Oxygen Injection System.aprx

Last Date Saved: 2/17/2023 12:44 PM

DRAFT February 17, 2023

Former 2,000 Gallon Overflow Tank for Former Oil/Water Separator

Former Location of USTs

Former 3,000 Gallon Gasoline UST Replaced in 1987 by 4,000 Gallon UST Removed in 1999

Location of Grease Pit Closed in Place

Former 1,500 Gallon Motor Oil, 550 Gallon Transmission Fluid, and 1,000 Gallon Waste Oil USTs Removed in 1987. Replaced with a 1,000 Gallon Waste Oil UST Removed in 1999

KODACOLOR CIRCLE

LAKE AVENUE

REDWOOD ROAD

LAPHAM STREET

BH-27 BH-25 BH-20 BH-26

TP-4 TP-1 TP-3

MW-1 (B-1) MW-2 (B-2) MW-129R MW-128R MW-103R MW-3A MW-102 MW-4 (B-10) MW-5 (B-12) MW-6 (B-15) MW-127R

TB-1 TB-2 TB-3 TB-4 TB-5 TB-6 TB-7 TB-8 TB-9 TB-201 TB-202 TB-203 TB-204 TB-205 TB-206 TB-207 TB-210 TB-211

TB/MW-212R TB/MW-200 TB/MW-213R TB/MW-208 TB/MW-209

B/MW-105 B/MW-104 B/MW-108 B/MW-107 B/MW-126

B-3 B-4 B-5 B-6 B-7 B-9 B-11 B-13 B-14 B-16 B-17 B-18 B-100 B-101 B-103 B-106 B-109 B-110 B-120 B-121 B-122 B-123 B-124 B-125

SV-1 SV-2 SV-3 SV-4 SV-5

MW-LE-01 MW-LE-02 MW-LE-03 MW-LE-04 MW-LE-05

0 25 50 100 Feet

N

Legend

- RI Overburden test boring advanced to equipment refusal, and converted to overburden monitoring well set at a desired depth
- RI Overburden test boring advanced to equipment refusal
- BedrockRI Bedrock monitoring well Well, 5721S-20
- RI Soil vapor point
- Test boring advanced March 1999
- Test boring advanced September 2001
- Test boring advanced December 2001
- Soil boring advanced November 2011 or January 2012
- Overburden monitoring well installed in November 2011, January 2012, or January 2018
- Soil boring advanced January 2018
- Test pit excavated February 2018
- Bedrock monitoring well installed February 2018
- Overburden monitoring well installed May 2018
- Histroical sewer corridor - 1910 Plat Map
- Former building footprint
- Site boundary
- Adjacent parcels

NOTES:

Locations of monitoring wells and soil borings and test pits installed January 2017 and 2018 were provided by Stantec. These locations are to be considered approximate.

Test borings advanced March 1999, September 2001 and 2018 were located based on based on a geo-referenced drawing provided by Stantec. These locations are to be considered approximate.

Property boundaries provided by City of Rochester dated 2018.

Aerial imagery provided by the NYS GIS Clearinghouse, dated 2015. This image may not reflect the most recent site conditions.

Last Date Saved: 2/17/2023 12:44 PM Document Path: E:\GIS Mapping\Bonita\Bonitatem - Oxygen Injection System\Bonitatem - Oxygen Injection System.aprx

PROJECT MANAGER	JAD
DRAWN BY	CPS
SCALE	AS NOTED
DATE	02-2023
DATE DRAWN	02-2023
DATE ISSUED	02-06-2023

day
DAY ENGINEERING, P.C.
Environmental Engineering Consultants
Rochester, New York 14606

Project Title
1560 LAKE AVENUE
ROCHESTER, NEW YORK

BROWNFIELD CLEANUP PROGRAM

Drawing Title
Cumulative Test Locations, including Remedial Investigation Test Locations

Project No.
5721S-20

FIGURE B

Appendix 4
Table A

1560 Lake Avenue
Rochester, New York
NYSDEC Site #C828213

Summary of VOC Results - Soil Samples

DETECTED CONSTITUENTS	Cas Number	A UUSCO (1)	B CSCO (2)	C PGWSCO (3)	D CP-51 SCL (4)	Units	016-TB-207 (0-2)			017-TB-207 (6-10)			018-TB-210 (0-2)			019-TB-208 (0-2)			021-TB-208 (6-10)			023-TB-209 (0-2)			024-TB-209 (6-10)			025-TB-200 (0-2)			026-TB-200 (9-10)		
							3/31/2020			3/31/2020			3/31/2020			3/31/2020			3/31/2020			3/31/2020			3/31/2020			3/31/2020			3/31/2020		
							L2013992-01			L2013992-02			L2013992-03			L2013992-04			L2013992-06			L2013992-08			L2013992-09			L2013992-10			L2013992-11		
							FILL			FILL			FILL			FILL			SOIL			FILL			FILL/SOIL			FILL			SOIL		
							0-2			6-10			0-2			0-2			6-10			0-2			6-10			0-2			9-10		
Tetrachloroethene	127-18-4	1.3	150	1.3	NA	mg/kg	0.00056	U		0.00064	U		0.00052	U		0.00053	U		0.38	U		0.00048	U		0.00041	U		0.00056	U		0.74	U	
Benzene	71-43-2	0.06	44	0.06	0.06	mg/kg	0.00056	U		0.00064	U		0.00052	U		0.0011			**0.77**		**ACD**	0.00048	U		0.00041	U		0.00056	U		0.74	U	
Toluene	108-88-3	0.7	500	0.7	0.7	mg/kg	0.0011	U		0.0013	U		0.001	U		0.00079	J		0.75	U		0.00095	U		0.00083	U		0.0011	U		1.5	U	
Ethylbenzene	100-41-4	1	390	1	1	mg/kg	0.0011	U		0.0013	U		0.001	U		0.00015	J		**47**		**ACD**	0.00095	U		0.00083	U		0.0011	U		**6.8**		**ACD**
Chloromethane	74-87-3	NA	NA	NA	NA	mg/kg	0.0045	UJ		0.0051	UJ		0.0041	UJ		0.0042	UJ		3	U		0.0038	UJ		0.0033	U		0.0044	U		5.9	U	
1,2-Dichlorobenzene	95-50-1	1.1	500	1.1	NA	mg/kg	0.0022	U		0.0026	U		0.0021	U		0.0021	U		1.5	U		0.0019	U		0.0069			0.0022	U		3	U	
p/m-Xylene	179601-23-1	0.26	500	1.6	0.26	mg/kg	0.0022	U		0.0026	U		0.0021	U		0.00059	J		**19**		**ACD**	0.0019	U		0.0016	U		0.0022	U		**7.4**		**ACD**
o-Xylene	95-47-6	0.26	500	1.6	0.26	mg/kg	0.0011	U		0.0013	U		0.001	U		0.001	U		**0.29**	J	**AD**	0.00095	U		0.00083	U		0.0011	U		**0.98**	J	**AD**
Acetone	67-64-1	0.05	500	0.05	NA	mg/kg	0.011	U		**0.19**		**AC**	0.01			0.01	U		7.5	U		0.0095	U		0.0083	U		0.011	U		15	U	
2-Butanone	78-93-3	0.12	500	0.12	NA	mg/kg	0.011	U		0.039			0.01	U		0.01	U		7.5	U		0.0095	U		0.0083	U		0.011	U		15	U	
Isopropylbenzene	98-82-8	NA	NA	2.3	2.3	mg/kg	0.0011	U		0.0013	U		0.001	U		0.001	U		**7.4**		**CD**	0.00095	U		0.0003	JH		0.0011	U		**5.7**		**CD**
Methyl Acetate	79-20-9	NA	NA	NA	NA	mg/kg	0.0045	U		0.0051	U		0.0041	U		0.0042	U		3	U		0.0038	U		0.0033	U		0.0044	U		5.9	U	
Cyclohexane	110-82-7	NA	NA	NA	NA	mg/kg	0.011	U		0.013	U		0.01	U		0.01	U		17			0.0095	U		0.0083	U		0.011	U		7.4	J	
Methyl cyclohexane	108-87-2	NA	NA	NA	NA	mg/kg	0.0045	U		0.0051	U		0.0041	U		0.0042	U		20			0.0038	U		0.0073	JH		0.0044	U		11		
Total VOCs	NA	NA	NA	NA	NA	mg/kg	0	U		0.229			0.01			0.00263			111.46			0			0.0145			0			39.28		
Total TICs	NA	NA	NA	NA	NA	mg/kg	0.00691	J		0.0708	J		0.00913	J		0.00713	J		523	J		0.0113	J		1.11	J			U		616	J	
Total VOCs and TICs	NA	NA	NA	NA	NA	mg/kg	0.00691			0.2998			0.01913			0.00976			634.46			0.0113			1.1245			0			655.28		

LOCATION	**002-TB-203 (0-2)**
SAMPLING DATE	**3/30/2020**
LAB SAMPLE ID	**L2013995-02**
SAMPLE MEDIA	**SOIL**
SAMPLE DEPTH (ft.)	**0-2**

VOC = Volatile Organic Compound
TIC = Tentatively Identified Compound
Mg/Kg = Milligram per Kilogram
ppm = Parts per million
NA = Not available

U = Not detected above laboratory method detection limit
J = Estimated Value
D = Data reported from a dilution
E = Exceeds calibration range of the instrument
JH= Estimated value biased high

(1) UUSCO = Unrestricted Use Soil Cleanup Objective referenced in 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.
(2) CSCO = Commercial Soil Cleanup Objective referenced in 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.
(3) PGWSCO = Protection of Groundwater Soil Cleanup Objective referenced in 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.
(4) SCL = Soil Cleanup Level referenced in NYSDEC Policy CP-51 Soil Cleanup Guidance issued October 21, 2010.
Concentration in **BOLD** and **RED** print exceeds one or more of the following criteria.
A = Concentration Exceeds UUSCO
B = Concentration Exceeds Part 375 CSCO
C = Concentration Exceeds Part 375 PGWSCO
D = Concentration Exceeds CP-51 SCL

Results of Data Usability Report have been incorporated

Appendix 4
Table A

1560 Lake Avenue
Rochester, New York
NYSDEC Site #C828213

Summary of VOC Results - Soil Samples

DETECTED CONSTITUENTS	Cas Number	A UUSCO (1)	B CSCO (2)	C PGWSCO (3)	D CP-51 SCL (4)	Units	001-TB-211 (0-2) 3/30/2020 L2013995-01 FILL 0-2			002-TB-203 (0-2) 3/30/2020 L2013995-02 FILL 0-2			003-TB-203 (6-10) 3/30/2020 L2013995-03 SOIL 6-10			004-TB-202 (0-2) 3/30/2020 L2013995-04 FILL 0-2			005-TB-202 (6-10) 3/30/2020 L2013995-05 FILL/SOIL 6-10			006-TB-202 (10-14) 3/30/2020 L2013995-06 SOIL 10-14			007-TB-201 (0-2) 3/30/2020 L2013995-07 FILL 0-2			008-TB-201 (6-10) 3/30/2020 L2013995-08 FILL/SOIL 6-10		
Tetrachloroethene	127-18-4	1.3	150	1.3	NA	mg/kg	0.00057	U		0.00057	U		0.25	U		0.00028	J		0.89	U		0.87	U		0.018	J		0.31	U	
Benzene	71-43-2	0.06	44	0.06	0.06	mg/kg	0.00057	U		0.00057	U		0.25	U		0.00045	U		0.89	U		0.87	U		0.052			**0.18**	J	ACD
Toluene	108-88-3	0.7	500	0.7	0.7	mg/kg	0.0011	U		0.0011	U		0.5	U		0.0009	U		1.8	U		**1.1**	J	ACD	0.21			0.62	U	
Ethylbenzene	100-41-4	1	390	1	1	mg/kg	0.0011	U		0.0011	U		**6.8**		ACD	0.0011			**43**		ACD	**84**		ACD	0.033	J		**54**		ACD
Chloromethane	74-87-3	NA	NA	NA	NA	mg/kg	0.0046	UJ		0.0046	UJ		2	UJ		0.0036	UJ		7.1	U		6.9	U		0.28	U		2.5	UJ	
1,2-Dichlorobenzene	95-50-1	1.1	500	1.1	NA	mg/kg	0.0023	U		0.0023	U		1	U		0.0018	U		3.6	U		3.5	U		0.14	U		1.2	U	
p/m-Xylene	179601-23-1	0.26	500	1.6	0.26	mg/kg	0.0023	U		0.0023	U		**27**		ACD	0.0047			**54**		ACD	**130**		ACD	0.25			**30**		ACD
o-Xylene	95-47-6	0.26	500	1.6	0.26	mg/kg	0.0011	U		0.0011	U		**0.37**	J	AD	0.0017			**1.8**		ACD	**7.4**		ACD	0.14			**0.67**		AD
Acetone	67-64-1	0.05	500	0.05	NA	mg/kg	0.011	U		0.011	U		5	U		0.009	U		18	U		17	U		0.7	U		6.2	U	
2-Butanone	78-93-3	0.12	500	0.12	NA	mg/kg	0.011	U		0.011	U		5	U		0.009	U		18	U		17	U		0.7	U		6.2	U	
Isopropylbenzene	98-82-8	NA	NA	2.3	2.3	mg/kg	0.0011	U		0.0011	U		**2.7**		CD	0.00012	J		**12**		CD	**12**		CD	0.011	J		**7.7**		CD
Methyl Acetate	79-20-9	NA	NA	NA	NA	mg/kg	0.0046	U		0.0046	U		2	U		0.0036	U		7.1	U		6.9	U		0.28	U		2.5	U	
Cyclohexane	110-82-7	NA	NA	NA	NA	mg/kg	0.011	U		0.011	U		0.84	J		0.009	U		18	U		6.8	J		0.16	J		0.54	J	
Methyl cyclohexane	108-87-2	NA	NA	NA	NA	mg/kg	0.0046	U		0.0046	U		7.6			0.00086	J		21			36			0.51			9.1		
Total VOCs	NA	NA	NA	NA	NA	mg/kg	0			0			45.31			0.00876			131.8			277.3			1.366			102.19		
Total TICs	NA	NA	NA	NA	NA	mg/kg	0.00886	J		0.0128	J		119	J		0.00716	J		372	J		291	J		2.03	J		201	J	
Total VOCs and TICs	NA	NA	NA	NA	NA	mg/kg	0.00886			0.0128			164.31			0.01592			503.8			568.3			3.396			303.19		

LOCATION	002-TB-203 (0-2)
SAMPLING DATE	3/30/2020
LAB SAMPLE ID	L2013995-02
SAMPLE MEDIA	SOIL
SAMPLE DEPTH (ft.)	0-2

VOC = Volatile Organic Compound
TIC = Tentatively Identified Compound
Mg/Kg = Milligram per Kilogram
ppm = Parts per million
NA = Not available

U = Not detected above laboratory method detection limit
J = Estimated Value
D = Data reported from a dilution
E = Exceeds calibration range of the instrument
JH= Estimated value biased high

(1) UUSCO = Unrestricted Use Soil Cleanup Objective referenced in 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.
(2) CSCO = Commercial Soil Cleanup Objective referenced in 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.
(3) PGWSCO = Protection of Groundwater Soil Cleanup Objective referenced in 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.
(4) SCL = Soil Cleanup Level referenced in NYSDEC Policy CP-51 Soil Cleanup Guidance issued October 21, 2010.
Concentration in **BOLD** and **RED** print exceeds one or more of the following criteria.
A = Concentration Exceeds UUSCO
B = Concentration Exceeds Part 375 CSCO
C = Concentration Exceeds Part 375 PGWSCO
D = Concentration Exceeds CP-51 SCL

Results of Data Usability Report have been incorporated

Appendix 4
Table A

1560 Lake Avenue
Rochester, New York
NYSDEC Site #C828213

Summary of VOC Results - Soil Samples

DETECTED CONSTITUENTS	Cas Number	A UUSCO (1)	B CSCO (2)	C PGWSCO (3)	D CP-51 SCL (4)	Units	009-TB-204 (0-2)			010-TB-204 (6-10)			011-TB-205 (0-2)			012-TB-205 (10-14)			013-TB-206 (0-2)			014-TB-206 (10-14)			027-TB-213R (8-10)			028-TB-212R (11-13)		
							3/30/2020			3/30/2020			3/30/2020			3/30/2020			3/30/2020			3/30/2020			4/6/2020			4/7/2020		
							L2013995-09			L2013995-10			L2013995-11			L2013995-12			L2013995-13			L2013995-14			L2014830-01			L2014830-02		
							FILL			FILL/SOIL			FILL			FILL/SOIL			FILL			SOIL			SOIL			SOIL		
							0-2			6-10			0-2			10-14			0-2			10-14			8-10			11-13		
Tetrachloroethene	127-18-4	1.3	150	1.3	NA	mg/kg	0.0004	J		1.7	U		0.00048	U		0.047	U		0.00042	U		0.034	U		0.00042	U		0.13	U	
Benzene	71-43-2	0.06	44	0.06	0.06	mg/kg	0.00051	UJ		**1.1**	J	ACD	0.00048	U		**0.098**		ACD	0.00042	U		0.034	U		0.00042	U		0.13	U	
Toluene	108-88-3	0.7	500	0.7	0.7	mg/kg	0.001	UJ		3.4	U		0.00096	U		0.095	U		0.00085	U		0.068	U		0.00085	U		0.26	U	
Ethylbenzene	100-41-4	1	390	1	1	mg/kg	0.0011	J		**160**		ACD	0.00078	J		0.067	J		0.00085	U		0.071			0.00085	U		**7.6**		ACD
Chloromethane	74-87-3	NA	NA	NA	NA	mg/kg	0.0041	UJ		14	U		0.0038	UJ		0.38	U		0.0034	UJ		0.27	U		0.0034	U		1	U	
1,2-Dichlorobenzene	95-50-1	1.1	500	1.1	NA	mg/kg	0.002	UJ		6.9	U		0.0019	U		0.19	U		0.0017	U		0.14	U		0.0017	U		0.52	U	
p/m-Xylene	179601-23-1	0.26	500	1.6	0.26	mg/kg	0.00097	J		**580**		ABCD	0.0019	U		0.19			0.0017	U		0.12	J		0.0017	U		**4.3**		ACD
o-Xylene	95-47-6	0.26	500	1.6	0.26	mg/kg	0.001	UJ		**21**		ACD	0.00096	U		0.032	J		0.00085	U		0.068	U		0.00085	UJ		0.26	U	
Acetone	67-64-1	0.05	500	0.05	NA	mg/kg	0.01	UJ		34	U		0.0096	U		0.95	U		0.0085	U		0.68	U		0.0085	U		2.6	U	
2-Butanone	78-93-3	0.12	500	0.12	NA	mg/kg	0.01	UJ		34	U		0.0096	U		0.95	U		0.0085	U		0.68	U		0.0085	U		2.6	U	
Isopropylbenzene	98-82-8	NA	NA	2.3	2.3	mg/kg	0.00016	J		**18**		CD	0.0001	J		0.3			0.00085	U		0.75			0.00085	U		**4.7**		CD
Methyl Acetate	79-20-9	NA	NA	NA	NA	mg/kg	0.0023	J		14	U		0.0038	U		0.38	U		0.0012	J		0.27	U		0.0034	U		1	U	
Cyclohexane	110-82-7	NA	NA	NA	NA	mg/kg	0.01	UJ		34	U		0.0096	U		0.11	J		0.0085	U		0.1	J		0.0085	U		22	J	
Methyl cyclohexane	108-87-2	NA	NA	NA	NA	mg/kg	0.0041	UJ		19			0.0038	U		0.23	J		0.0034	U		0.99			0.0034	U		18		
Total VOCs	NA	NA	NA	NA	NA	mg/kg	0.00493			799.1			0.00088			1.027			0.0012			2.031			0			56.6		
Total TICs	NA	NA	NA	NA	NA	mg/kg	0.00378	J		353	J		0.00575	J		7.57	JH		0.00495	J		43.6	JH			U		361	J	
Total VOCs and TICs	NA	NA	NA	NA	NA	mg/kg	0.00871			1152.1			0.00663			8.597			0.00615			45.631			0			417.6		

LOCATION	002-TB-203 (0-2)
SAMPLING DATE	3/30/2020
LAB SAMPLE ID	L2013995-02
SAMPLE MEDIA	SOIL
SAMPLE DEPTH (ft.)	0-2

VOC = Volatile Organic Compound
TIC = Tentatively Identified Compound
Mg/Kg = Milligram per Kilogram
ppm = Parts per million
NA = Not available

U = Not detected above laboratory method detection limit
J = Estimated Value
D = Data reported from a dilution
E = Exceeds calibration range of the instrument
JH= Estimated value biased high

(1) UUSCO = Unrestricted Use Soil Cleanup Objective referenced in 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.
(2) CSCO = Commercial Soil Cleanup Objective referenced in 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.
(3) PGWSCO = Protection of Groundwater Soil Cleanup Objective referenced in 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.
(4) SCL = Soil Cleanup Level referenced in NYSDEC Policy CP-51 Soil Cleanup Guidance issued October 21, 2010.
Concentration in **BOLD** and **RED** print exceeds one or more of the following criteria.
A = Concentration Exceeds UUSCO
B = Concentration Exceeds Part 375 CSCO
C = Concentration Exceeds Part 375 PGWSCO
D = Concentration Exceeds CP-51 SCL

Results of Data Usability Report have been incorporated

Appendix 4
Table B

1560 Lake Avenue
Rochester, New York
NYSDEC Site #C828213

Summary of SVOC Results - Soil Samples

DETECTED CONSTITUENT	Cas Number	A UUSCO (1)	B CSCO (2)	C PGWSCO (3)	D CP-51 SCL (4)	Units	016-TB-207 (0-2) 3/31/2020 L2013992-01 FILL 0-2	017-TB-207 (6-10) 3/31/2020 L2013992-02 FILL 6-10	018-TB-210 (0-2) 3/31/2020 L2013992-03 FILL 0-2	019-TB-208 (0-2) 3/31/2020 L2013992-04 FILL 0-2	020-TB-208 (4-6) 3/31/2020 L2013992-05 FILL 4-6	021-TB-208 (6-10) 3/31/2020 L2013992-06 SOIL 6-10	023-TB-209 (0-2) 3/31/2020 L2013992-08 FILL 0-2	024-TB-209 (6-10) 3/31/2020 L2013992-09 FILL/SOIL 6-10	025-TB-200 (0-2) 3/31/2020 L2013992-10 FILL 0-2
Acenaphthene	83-32-9	20	500	98	20	mg/kg	0.14 U	0.17 U	0.16 U	0.14 U	0.47 U	1.7 U	0.14 U	0.15 U	0.19
Fluoranthene	206-44-0	100	500	1000	100	mg/kg	0.05 J	0.13 U	0.062 J	1.2	3.4	1.3 U	0.29	0.096 J	4.3
Naphthalene	91-20-3	12	500	12	12	mg/kg	0.17 U	0.21 U	0.2 U	0.11 J	0.59 U	**55** JH **AC**	0.17 U	0.19 U	0.1 J
Bis(2-ethylhexyl)phthalate	117-81-7	NA	NA	435	NA	mg/kg	0.17 U	0.21 U	0.2 U	0.18 U	0.59 U	2.1 U	0.17 U	0.41	0.19 U
Benzo(a)anthracene	56-55-3	1	5.6	1	1	mg/kg	0.031 J	0.13 U	0.043 J	**1.1** **AC**	**2.4** **AC**	1.3 U	0.36	0.082 J	**2** **AC**
Benzo(a)pyrene	50-32-8	1	1	22	1	mg/kg	0.14 U	0.17 U	0.16 U	**1.2** **AB**	**2.3** **AB**	1.7 U	0.43	0.15 U	**1.6** **AB**
Benzo(b)fluoranthene	205-99-2	1	5.6	1.7	1	mg/kg	0.031 J	0.13 U	0.053 J	**1.6** **A**	**3** **AC**	1.3 U	0.58	0.042 J	**2.2** **AC**
Benzo(k)fluoranthene	207-08-9	0.8	56	1.7	0.8	mg/kg	0.1 U	0.13 U	0.12 U	0.35	**0.83** **A**	1.3 U	0.15	0.11 U	0.64
Chrysene	218-01-9	1	56	1	1	mg/kg	0.025 J	0.13 U	0.042 J	1	**2.1** **AC**	1.3 U	0.36	0.066 J	**1.9** **AC**
Acenaphthylene	208-96-8	100	500	107	100	mg/kg	0.14 U	0.17 U	0.16 U	0.3	0.15 J	1.7 U	0.14 U	0.15 U	0.08 J
Anthracene	120-12-7	100	500	1000	100	mg/kg	0.1 U	0.13 U	0.12 U	0.17	0.39	1.3 U	0.06 J	0.038 J	0.65
Benzo(ghi)perylene	191-24-2	100	500	1000	100	mg/kg	0.024 J	0.17 U	0.029 J	0.84	1.6	1.7 U	0.26	0.058 J	1
Fluorene	86-73-7	30	500	386	30	mg/kg	0.17 U	0.21 U	0.2 U	0.028 J	0.59 U	2.1 U	0.17 U	0.032 J	0.18 J
Phenanthrene	85-01-8	100	500	1000	100	mg/kg	0.028 J	0.13 U	0.024 J	0.24	0.85	0.44 J	0.1	0.054 J	2.7
Dibenzo(a,h)anthracene	53-70-3	0.33	0.56	1000	0.33	mg/kg	0.1 U	0.13 U	0.12 U	0.18	**0.36** **A**	1.3 U	0.068 J	0.11 U	0.25
Indeno(1,2,3-cd)pyrene	193-39-5	0.5	5.6	8.2	0.5	mg/kg	0.14 U	0.17 U	0.031 J	**0.85** **A**	**1.6** **A**	1.7 U	0.28	0.15 U	**1.1** **A**
Pyrene	129-00-0	100	500	1000	100	mg/kg	0.044 J	0.13 U	0.054 J	1.3	3	0.25 J	0.32	0.16	3.6
Biphenyl	92-52-4	NA	NA	NA	NA	mg/kg	0.39 U	0.49 U	0.45 U	0.41 U	1.3 U	0.61 J	0.39 U	0.43 U	0.43 U
Dibenzofuran	132-64-9	7	350	210	NA	mg/kg	0.17 U	0.21 U	0.2 U	0.18 U	0.59 U	2.1 U	0.17 U	0.19 U	0.12 J
2-Methylnaphthalene	91-57-6	NA	NA	NA	NA	mg/kg	0.21 U	0.26 U	0.24 U	0.041 J	0.71 U	59 JH	0.21 U	0.23 U	0.1 J
Acetophenone	98-86-2	NA	NA	NA	NA	mg/kg	0.17 U	0.21 U	0.2 U	0.18 U	0.59 U	2.1 U	0.17 U	0.19 U	0.19 U
Carbazole	86-74-8	NA	NA	NA	NA	mg/kg	0.17 U	0.21 U	0.2 U	0.041 J	0.075 J	2.1 U	0.018 J	0.19 U	0.36
Total SVOCs							0.233	0	0.338	10.55	22.055	115.3	3.276	1.038	23.07
Total TICs	NA	NA	NA	NA	NA	mg/kg	U	0.744 J	U	1.87 J	1.18 J	U	U	0.835 J	5.36 J
Total SVOCs and TICs	NA	NA	NA	NA	NA	mg/kg	0.233	0.744	0.338	12.42	23.235	115.3	3.276	1.873	28.43

LOCATION	002-TB-203 (0-2)
SAMPLING DATE	3/30/2020
LAB SAMPLE ID	L2013995-02
SAMPLE MEDIA	SOIL
SAMPLE DEPTH (ft.)	0-2

SVOC = Semi-Volatile Organic Compound
TIC = Tentatively Identified Compound
Mg/Kg = Milligram per Kilogram
ppm = Parts per million
NA = Not available

U = Not detected above laboratory method detection limit
J = Estimated Value
D = Data reported from a dilution
E = Exceeds calibration range of the instrument

(1) UUSCO = Unrestricted Use Soil Cleanup Objective referenced in 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.
(2) CSCO = Commercial Soil Cleanup Objective referenced in 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.
(3) PGWSCO = Protection of Groundwater Soil Cleanup Objective referenced in 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.
(4) SCL = Soil Cleanup Level referenced in NYSDEC Policy CP-51 Soil Cleanup Guidance issued October 21, 2010.
Concentration in **BOLD** and **RED** print exceeds one or more of the following criteria.
A = Concentration Exceeds UUSCO
B = Concentration Exceeds Part 375 CSCO
D = Concentration Exceeds CP-51 SCL
C = Concentration Exceeds Part 375 PGWSCO

Results of Data Usability Report have been incorporated

Appendix 4
Table B

1560 Lake Avenue
Rochester, New York
NYSDEC Site #C828213

Summary of SVOC Results - Soil Samples

DETECTED CONSTITUENT	Cas Number	A UUSCO (1)	B CSCO (2)	C PGWSCO (3)	D CP-51 SCL (4)	Units	026-TB-200 (9-10) 3/31/2020 L2013992-11 SOIL 9-10			001-TB-211 (0-2) 3/30/2020 L2013995-01 FILL 0-2			002-TB-203 (0-2) 3/30/2020 L2013995-02 FILL 0-2			003-TB-203 (6-10) 3/30/2020 L2013995-03 SOIL 6-10			004-TB-202 (0-2) 3/30/2020 L2013995-04 FILL 0-2			005-TB-202 (6-10) 3/30/2020 L2013995-05 FILL/SOIL 6-10			007-TB-201 (0-2) 3/30/2020 L2013995-07 FILL 0-2			008-TB-201 (6-10) 3/30/2020 L2013995-08 FILL/SOIL 6-10		
Acenaphthene	83-32-9	20	500	98	20	mg/kg	0.15	U		0.098	J		0.76			0.15	U		0.14			0.052	J		4.2			0.16	U	
Fluoranthene	206-44-0	100	500	1000	100	mg/kg	0.071	J		2.2			24			0.11	U		4.7			1.2			69			0.18		
Naphthalene	91-20-3	12	500	12	12	mg/kg	3.6			0.17	U		0.9	U		1			0.047	J		0.98			7.8			5.8		
Bis(2-ethylhexyl)phthalate	117-81-7	NA	NA	435	NA	mg/kg	0.19	U		0.17	U		0.9	U		0.19	U		0.18	U		0.22	U		4	U		0.2	U	
Benzo(a)anthracene	56-55-3	1	5.6	1	1	mg/kg	0.033	J		0.77			**10**		**ABC**	0.11	U		**2**		**AC**	0.57			**32**		**ABC**	0.14		
Benzo(a)pyrene	50-32-8	1	1	22	1	mg/kg	0.15	U		0.73			**14**		**AB**	0.15	U		**1.7**		**AB**	0.71			**21**		**AB**	0.16		
Benzo(b)fluoranthene	205-99-2	1	5.6	1.7	1	mg/kg	0.11	U		1			**17**		**ABC**	0.11	U		**2.5**		**AC**	0.93			**28**		**ABC**	0.22		
Benzo(k)fluoranthene	207-08-9	0.8	56	1.7	0.8	mg/kg	0.11	U		0.3			**6**		**AC**	0.11	U		0.69			0.29			**10**		**AC**	0.074	J	
Chrysene	218-01-9	1	56	1	1	mg/kg	0.021	J		0.77			**12**		**AC**	0.11	U		**2**		**AC**	0.62			**28**		**AC**	0.15		
Acenaphthylene	208-96-8	100	500	107	100	mg/kg	0.15	U		0.14	U		0.23	J		0.15	U		0.031	J		0.21			5.3			0.16	U	
Anthracene	120-12-7	100	500	1000	100	mg/kg	0.11	U		0.28			2.9			0.11	U		0.46			0.19			17			0.12	U	
Benzo(ghi)perylene	191-24-2	100	500	1000	100	mg/kg	0.15	U		0.6			6.7			0.15	U		0.92			0.7			12			0.17		
Fluorene	86-73-7	30	500	386	30	mg/kg	0.046	J		0.068	J		0.97			0.19	U		0.13	J		0.1	J		10			0.044	J	
Phenanthrene	85-01-8	100	500	1000	100	mg/kg	0.1	J		1.2			13			0.032	J		2			0.48			64			0.12		
Dibenzo(a,h)anthracene	53-70-3	0.33	0.56	1000	0.33	mg/kg	0.11	U		0.11			**1.5**		**AB**	0.11	U		0.24			0.14			**3.3**		**A**	0.032	J	
Indeno(1,2,3-cd)pyrene	193-39-5	0.5	5.6	8.2	0.5	mg/kg	0.15	U		**0.57**		**A**	**7.3**		**AB**	0.15	U		**0.99**		**A**	**0.65**		**A**	**13**		**ABC**	0.15	J	
Pyrene	129-00-0	100	500	1000	100	mg/kg	0.063	J		1.8			23			0.11	U		4.2			1			54			0.17		
Biphenyl	92-52-4	NA	NA	NA	NA	mg/kg	0.13	J		0.4	U		2.1	U		0.097	J		0.4	U		0.5	U		1.2	J		0.11	J	
Dibenzofuran	132-64-9	7	350	210	NA	mg/kg	0.19	U		0.032	J		0.5	J		0.19	U		0.067	J		0.051	J		6.2			0.2	U	
2-Methylnaphthalene	91-57-6	NA	NA	NA	NA	mg/kg	6.7			0.21	U		1.1	U		0.14	J		0.054	J		0.79			4.4	J		6.5		
Acetophenone	98-86-2	NA	NA	NA	NA	mg/kg	0.19	U		0.17	U		0.9	U		0.19	U		0.18	U		0.22	U		4	U		0.2	U	
Carbazole	86-74-8	NA	NA	NA	NA	mg/kg	0.19	U		0.075	J		1.7			0.19	U		0.29			0.064	J		7.5			0.2	U	
Total SVOCs							10.764			10.603			141.56			1.269			23.159			9.727			397.9			14.02		
Total TICs	NA	NA	NA	NA	NA	mg/kg	86.3	J		0.466	J		33.7	J		100	J		4.84	J		43.4	J		97.4	J		110	J	
Total SVOCs and TICs	NA	NA	NA	NA	NA	mg/kg	97.064			11.069			175.26			101.269			27.999			53.127			495.3			124.02		

LOCATION	002-TB-203 (0-2)
SAMPLING DATE	3/30/2020
LAB SAMPLE ID	L2013995-02
SAMPLE MEDIA	SOIL
SAMPLE DEPTH (ft.)	0-2

SVOC = Semi-Volatile Organic Compound
TIC = Tentatively Identified Compound
Mg/Kg = Milligram per Kilogram
ppm = Parts per million
NA = Not available

U = Not detected above laboratory method detection limit
J = Estimated Value
D = Data reported from a dilution
E = Exceeds calibration range of the instrument

(1) UUSCO = Unrestricted Use Soil Cleanup Objective referenced in 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.
(2) CSCO = Commercial Soil Cleanup Objective referenced in 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.
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(4) SCL = Soil Cleanup Level referenced in NYSDEC Policy CP-51 Soil Cleanup Guidance issued October 21, 2010.
Concentration in **BOLD** and **RED** print exceeds one or more of the following criteria.
A = Concentration Exceeds UUSCO
B = Concentration Exceeds Part 375 CSCO
D = Concentration Exceeds CP-51 SCL
C = Concentration Exceeds Part 375 PGWSCO

Results of Data Usability Report have been incorporated

Appendix 4
Table B

1560 Lake Avenue
Rochester, New York
NYSDEC Site #C828213

Summary of SVOC Results - Soil Samples

DETECTED CONSTITUENT	Cas Number	A UUSCO (1)	B CSCO (2)	C PGWSCO (3)	D CP-51 SCL (4)	Units	009-TB-204 (0-2) 3/30/2020 L2013995-09 FILL 0-2			010-TB-204 (6-10) 3/30/2020 L2013995-10 FILL/SOIL 6-10			011-TB-205 (0-2) 3/30/2020 L2013995-11 FILL 0-2			012-TB-205 (10-14) 3/30/2020 L2013995-12 FILL/SOIL 10-14			013-TB-206 (0-2) 3/30/2020 L2013995-13 FILL 0-2			014-TB-206 (10-14) 3/30/2020 L2013995-14 SOIL 10-14			027-TB-213R (8-10) 4/6/2020 L2014830-01 SOIL 8-10			028-TB-212R (11-13) 4/7/2020 L2014830-02 SOIL 11-13		
Acenaphthene	83-32-9	20	500	98	20	mg/kg	0.26	J		0.022	J		0.15	U		0.2	U		0.023	J		0.16	U		0.15	U		0.15	U	
Fluoranthene	206-44-0	100	500	1000	100	mg/kg	9.3	J		0.089	J		0.45			0.54			0.78			0.12	U		0.11	U		0.11	U	
Naphthalene	91-20-3	12	500	12	12	mg/kg	0.37	U		5.2			0.18	U		1.1			0.19	U		0.44			0.18	U		0.66		
Bis(2-ethylhexyl)phthalate	117-81-7	NA	NA	435	NA	mg/kg	0.37	UJ		0.5			0.18	U		0.25	U		0.19	U		0.2	U		0.18	U		0.19	U	
Benzo(a)anthracene	56-55-3	1	5.6	1	1	mg/kg	**4.1**	J	AC	0.072	J		0.24			0.23			0.28			0.12	U		0.11	U		0.11	U	
Benzo(a)pyrene	50-32-8	1	1	22	1	mg/kg	**3.1**	J	AB	0.05	J		0.19			0.23			0.29			0.16	U		0.15	U		0.15	U	
Benzo(b)fluoranthene	205-99-2	1	5.6	1.7	1	mg/kg	**3.9**	J	AC	0.068	J		0.28			0.29			0.44			0.12	U		0.11	U		0.11	U	
Benzo(k)fluoranthene	207-08-9	0.8	56	1.7	0.8	mg/kg	**1.5**	J	A	0.12	U		0.082	J		0.099	J		0.14			0.12	U		0.11	U		0.11	U	
Chrysene	218-01-9	1	56	1	1	mg/kg	**3.9**	J	AC	0.07	J		0.22			0.21			0.32			0.12	U		0.11	U		0.11	U	
Acenaphthylene	208-96-8	100	500	107	100	mg/kg	0.3	U		0.16	U		0.15	U		0.2	U		0.15	U		0.16	U		0.15	U		0.15	U	
Anthracene	120-12-7	100	500	1000	100	mg/kg	1.2	J		0.12	U		0.046	J		0.096	J		0.047	J		0.12	U		0.11	U		0.11	U	
Benzo(ghi)perylene	191-24-2	100	500	1000	100	mg/kg	1.5	J		0.035	J		0.12	J		0.16	J		0.2			0.16	U		0.15	U		0.15	U	
Fluorene	86-73-7	30	500	386	30	mg/kg	0.21	J		0.036	J		0.18	U		0.25	U		0.024	J		0.2	U		0.18	U		0.19	U	
Phenanthrene	85-01-8	100	500	1000	100	mg/kg	4.5	J		0.11	J		0.18			0.28			0.39			0.12	U		0.11	U		0.11	U	
Dibenzo(a,h)anthracene	53-70-3	0.33	0.56	1000	0.33	mg/kg	**0.46**		A	0.12	U		0.03	J		0.037	J		0.045	J		0.12	U		0.11	U		0.11	U	
Indeno(1,2,3-cd)pyrene	193-39-5	0.5	5.6	8.2	0.5	mg/kg	**1.7**	J	A	0.032	J		0.13	J		0.15	J		0.23			0.16	U		0.15	U		0.15	U	
Pyrene	129-00-0	100	500	1000	100	mg/kg	7.5	J		0.1	J		0.38			0.46			0.6			0.12	U		0.11	U		0.11	U	
Biphenyl	92-52-4	NA	NA	NA	NA	mg/kg	0.85	U		0.068	J		0.42	U		0.56	U		0.43	U		0.45	U		0.42	U		0.43	U	
Dibenzofuran	132-64-9	7	350	210	NA	mg/kg	0.074	J		0.2	U		0.18	U		0.25	U		0.19	U		0.2	U		0.18	U		0.19	U	
2-Methylnaphthalene	91-57-6	NA	NA	NA	NA	mg/kg	0.45	U		5			0.22	U		0.78			0.23	U		0.29			0.22	U		2.1		
Acetophenone	98-86-2	NA	NA	NA	NA	mg/kg	0.37	U		0.2	U		0.18	U		0.73			0.19	U		0.2	U		0.18	U		0.19	U	
Carbazole	86-74-8	NA	NA	NA	NA	mg/kg	0.5			0.2	U		0.029	J		0.028	J		0.053	J		0.2	U		0.18	U		0.19	U	
Total SVOCs							43.704			11.452			2.377			5.42			3.862			0.73			0			2.76		
Total TICs	NA	NA	NA	NA	NA	mg/kg	10.8	J		141	J		1.24	J		34.9	J		0.397	J		25	J			U		34.3	J	
Total SVOCs and TICs	NA	NA	NA	NA	NA	mg/kg	54.504			152.452			3.617			40.32			4.259			25.73			0			37.06		

LOCATION	002-TB-203 (0-2)
SAMPLING DATE	3/30/2020
LAB SAMPLE ID	L2013995-02
SAMPLE MEDIA	SOIL
SAMPLE DEPTH (ft.)	0-2

SVOC = Semi-Volatile Organic Compound
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Mg/Kg = Milligram per Kilogram
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Concentration in **BOLD** and **RED** print exceeds one or more of the following criteria.
A = Concentration Exceeds UUSCO
B = Concentration Exceeds Part 375 CSCO
D = Concentration Exceeds CP-51 SCL
C = Concentration Exceeds Part 375 PGWSCO

Results of Data Usability Report have been incorporated

Appendix 4
Table C

1560 Lake Avenue
Rochester, New York
NYSDEC Site #C828213

Summary of Metals and Cyanide Results - Soil Samples

DETECTED CONSTITUENTS	Cas Number	A UUSCO (1)	B CSCO (2)	C PGWSCO (3)	Units	016-TB-207 (0-2)			017-TB-207 (6-10)			018-TB-210 (0-2)			019-TB-208 (0-2)			020-TB-208 (4-6)			021-TB-208 (6-10)			023-TB-209 (0-2)			024-TB-209 (6-10)			025-TB-200 (0-2)		
						3/31/2020			3/31/2020			3/31/2020			3/31/2020			3/31/2020			3/31/2020			3/31/2020			3/31/2020			3/31/2020		
						L2013992-01			L2013992-02			L2013992-03			L2013992-04			L2013992-05			L2013992-06			L2013992-08			L2013992-09			L2013992-10		
						FILL			FILL			FILL			FILL			FILL			SOIL			FILL			FILL/SOIL			FILL		
						0-2			6-10			0-2			0-2			4-6			6-10			0-2			6-10			0-2		
Metals																																
Aluminum, Total	7429-90-5	NA	NA	NA	mg/kg	5330	J		3480	J		6050	J		5150	J		1380	J		1920	J		3340	J		5460	J		2840	J	
Antimony, Total	7440-36-0	NA	NA	NA	mg/kg	4.25	U		5	U		4.62	U		4.17	U		5.06	U		4.9	U		4.2	U		4.54	U		4.33	U	
Arsenic, Total	7440-38-2	13	16	16	mg/kg	3.05	JH		1.29	JH		7.66	JH		5.59			4.8	JH		1.12	JH		3.1	JH		3.6	JH		6.12	JH	
Barium, Total	7440-39-3	350	400	820	mg/kg	26.5			44.6			61.8			46			30.9			10.6			55.4			45.2			47.2		
Beryllium, Total	7440-41-7	7.2	590	47	mg/kg	0.246	J		0.21	J		0.361	J		0.409	J		0.223	J		0.118	J		0.176	J		0.254	J		0.26	J	
Cadmium, Total	7440-43-9	2.5	9.3	7.5	mg/kg	0.331	J		0.1	J		0.093	J		0.1	J		1.01	U		0.979	U		0.084	J		0.909	U		0.459	J	
Calcium, Total	7440-70-2	NA	NA	NA	mg/kg	28600	JH		4670	JH		20200	JH		26700	JH		1290	JH		1620	JH		53400	JH		27200	JH		77600	JH	
Chromium, Total	7440-47-3	30	1500	NA	mg/kg	9.24	JH		7.26	JH		11.2	JH		6.2	JH		5.12	JH		4.02	JH		6.93	JH		7.56	JH		8.66	JH	
Cobalt, Total	7440-48-4	NA	NA	NA	mg/kg	6.08			1.47	J		5.51			3.57			1.77	J		1.53	J		4			3.44			2.53		
Copper, Total	7440-50-8	50	270	1720	mg/kg	6.73			8.47			18.3			31.5			25.9			3.44			9.59			8.92			22.3		
Iron, Total	7439-89-6	NA	NA	NA	mg/kg	13900	JH		4360	JH		16700	JH		12500	JH		1870	JH		6210	JH		9340	JH		9950	JH		12600	JH	
Lead, Total	7439-92-1	63	1000	450	mg/kg	3.52	J		5.95			30.8			56.6			**106**		**A**	3.13	J		16.9			12.8			**79**		**A**
Magnesium, Total	7439-95-4	NA	NA	NA	mg/kg	7070	JH		828	JH		5300	JH		6470	JH		137	JH		790	JH		6770	JH		6960	JH		32400	JH	
Manganese, Total	7439-96-5	1600	10000	2000	mg/kg	552	JH		189	JH		370	JH		212	JH		19.4	JH		39	JH		429	JH		289	JH		213	JH	
Mercury, Total	7439-97-6	0.18	2.8	0.73	mg/kg	0.067	UJ		0.085	UJ		0.115	JL		0.065	JL		**0.203**	JL	**A**	0.097	UJ		0.068	UJ		0.054	JL		0.155	JL	
Nickel, Total	7440-02-0	30	310	130	mg/kg	13.6			3.69			12.4			8.25			6.74			3.23			8.38			7.28			6.92		
Potassium, Total	7440-09-7	NA	NA	NA	mg/kg	371			176	J		487			368			163	J		158	J		354			319			387		
Selenium, Total	7782-49-2	3.9	1500	4	mg/kg	1.7	U		0.66	J		1.85	U		1.67	U		2.02	U		0.402	J		1.68	U		1.82	U		0.754	J	
Silver, Total	7440-22-4	2	1500	8.3	mg/kg	0.849	U		1	U		0.314	J		0.309	J		0.385	J		0.979	U		0.839	U		0.672	J		0.502	J	
Sodium, Total	7440-23-5	NA	NA	NA	mg/kg	46.3	J		24	J		34	J		75.9	J		78	J		60	J		62.5	J		60.3	J		170	J	
Thallium, Total	7440-28-0	NA	NA	NA	mg/kg	1.7	U		2	U		1.85	U		1.67	U		2.02	U		1.96	U		1.68	U		1.82	U		1.73	U	
Vanadium, Total	7440-62-2	NA	NA	NA	mg/kg	12.5			7.76			15.2			11.6			11.5			11.5			9.54			11.5			10.8		
Zinc, Total	7440-66-6	109	10000	2480	mg/kg	43.6			19			60.2			50.7			52.6			35	J		24.9			25.2			**144**		**A**
Cyanide	57-12-5	27	27	40	mg/kg	NT			NT			NT			NT			NT			NT			NT			NT			NT		

LOCATION	002-TB-203 (0-2)
SAMPLING DATE	3/30/2020
LAB SAMPLE ID	L2013995-02
SAMPLE MEDIA	SOIL
SAMPLE DEPTH (ft.)	0-2

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ppm = Parts per million
NA = Not available
NT = Not tested

U = Not detected above laboratory method detection limit
J = Estimated Value
D = Data reported from a dilution
E = Exceeds calibration range of the instrument
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Concentration in **BOLD** and **RED** print exceeds one or more of the following criteria.
A = Concentration Exceeds UUSCO
B = Concentration Exceeds Part 375 CSCO
C = Concentration Exceeds Part 375 PGWSCO

Results of Data Usability Report have been incorporated

Appendix 4
Table C

1560 Lake Avenue
Rochester, New York
NYSDEC Site #C828213

Summary of Metals and Cyanide Results - Soil Samples

DETECTED CONSTITUENTS	Cas Number	A UUSCO (1)	B CSCO (2)	C PGWSCO (3)	Units	026-TB-200 (9-10) 3/31/2020 L2013992-11 SOIL 9-10			001-TB-211 (0-2) 3/30/2020 L2013995-01 FILL 0-2			002-TB-203 (0-2) 3/30/2020 L2013995-02 FILL 0-2			003-TB-203 (6-10) 3/30/2020 L2013995-03 SOIL 6-10			004-TB-202 (0-2) 3/30/2020 L2013995-04 FILL 0-2			005-TB-202 (6-10) 3/30/2020 L2013995-05 FILL/SOIL 6-10			007-TB-201 (0-2) 3/30/2020 L2013995-07 FILL 0-2			008-TB-201 (6-10) 3/30/2020 L2013995-08 FILL/SOIL 6-10		
Metals																														
Aluminum, Total	7429-90-5	NA	NA	NA	mg/kg	6550	J		1930	J		1960	J		2420	J		3730	J		3810	J		5050	J		4310	J	
Antimony, Total	7440-36-0	NA	NA	NA	mg/kg	4.59	U		4.09	U		4.26	U		4.5	U		4.22	U		0.669	JH		0.541	JH		11.7	JH	
Arsenic, Total	7440-38-2	13	16	16	mg/kg	2.93	JH		4.06			3.49			0.883	J		4.55			8.72			5.85			**44.6**		**ABC**
Barium, Total	7440-39-3	350	400	820	mg/kg	26			16.6			8.43			17.6			36.5			106			69.7			52.1		
Beryllium, Total	7440-41-7	7.2	590	47	mg/kg	0.229	J		0.155	J		0.17	J		0.108	J		0.236	J		0.619			0.412	J		0.266	J	
Cadmium, Total	7440-43-9	2.5	9.3	7.5	mg/kg	0.918	U		0.817	U		0.851	U		0.901	U		0.844	U		0.998	U		0.916	U		2.37	U	
Calcium, Total	7440-70-2	NA	NA	NA	mg/kg	8780	JH		109000	JH		199000	JH		1380	JH		45200	JH		8240	JH		68400	JH		24100	JH	
Chromium, Total	7440-47-3	30	1500	NA	mg/kg	8.54	JH		3.86			3.99			4.13			7.04			6.24			9.23			7.01		
Cobalt, Total	7440-48-4	NA	NA	NA	mg/kg	6.48			1.68			5.51			1.86			3.21			3.91			4.03			10.2		
Copper, Total	7440-50-8	50	270	1720	mg/kg	18.6			11.8	JH		10.7	JH		4.18	JH		47.5	JH		**50.5**	JH	**A**	47.1	JH		**108**	JH	**A**
Iron, Total	7439-89-6	NA	NA	NA	mg/kg	17200	JH		7070	JH		5760	JH		4140	JH		10800	JH		8740	JH		12300	JH		66600	JH	
Lead, Total	7439-92-1	63	1000	450	mg/kg	9.43			50.2			7.73			2.4	J		**69.9**		**A**	**83.6**		**A**	**115**		**A**	**778**		**AC**
Magnesium, Total	7439-95-4	NA	NA	NA	mg/kg	5330	JH		39300	JH		17200	JH		894	JH		17900	JH		1390	JH		10800	JH		3510	JH	
Manganese, Total	7439-96-5	1600	10000	2000	mg/kg	312	JH		419	JH		336	JH		32.5	JH		297	JH		95.7	JH		300	JH		715	JH	
Mercury, Total	7439-97-6	0.18	2.8	0.73	mg/kg	0.084	U		0.077	U		0.069	U		0.075	U		0.07	J		**1.26**		**AC**	**0.299**		**A**	0.083	U	
Nickel, Total	7440-02-0	30	310	130	mg/kg	13.1			4.99			11.6			3.58			7.31			11			9.44			22.5		
Potassium, Total	7440-09-7	NA	NA	NA	mg/kg	378			326			603			174	J		392			328			471			320		
Selenium, Total	7782-49-2	3.9	1500	4	mg/kg	1.84	U		0.662	J		0.715	J		1.8	U		0.337	J		0.379	J		0.816	J		1.6	J	
Silver, Total	7440-22-4	2	1500	8.3	mg/kg	0.918	U		0.817	U		0.306	J		0.901	U		0.32	J		1.73			0.422	J		0.408	J	
Sodium, Total	7440-23-5	NA	NA	NA	mg/kg	77.4	J		163	U		187	JH		180	U		200	JH		215	JH		183	U		190	U	
Thallium, Total	7440-28-0	NA	NA	NA	mg/kg	1.84	U		0.458	J		0.374	J		1.8	U		0.312	J		2	U		1.83	U		1.2	J	
Vanadium, Total	7440-62-2	NA	NA	NA	mg/kg	16.1			6.87			6.25			5.21			12.4			14.7			14			13.7		
Zinc, Total	7440-66-6	109	10000	2480	mg/kg	45.7			47.6			24.1			18.1			70.8			**152**		**A**	101			**130**		**A**
Cyanide	57-12-5	27	27	40	mg/kg	NT			NT			1	U		NT			NT			1.2	U		NT			NT		

LOCATION	002-TB-203 (0-2)
SAMPLING DATE	3/30/2020
LAB SAMPLE ID	L2013995-02
SAMPLE MEDIA	SOIL
SAMPLE DEPTH (ft.)	0-2

Mg/Kg = Milligram per Kilogram
ppm = Parts per million
NA = Not available
NT = Not tested

U = Not detected above laboratory method detection limit
J = Estimated Value
D = Data reported from a dilution
E = Exceeds calibration range of the instrument
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(1) UUSCO = Unrestricted Use Soil Cleanup Objective referenced in 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.
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Concentration in **BOLD** and **RED** print exceeds one or more of the following criteria.
A = Concentration Exceeds UUSCO
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C = Concentration Exceeds Part 375 PGWSCO

Results of Data Usability Report have been incorporated

Appendix 4
Table C

1560 Lake Avenue
Rochester, New York
NYSDEC Site #C828213

Summary of Metals and Cyanide Results - Soil Samples

DETECTED CONSTITUENTS	Cas Number	A UUSCO (1)	B CSCO (2)	C PGWSCO (3)	Units	009-TB-204 (0-2)			010-TB-204 (6-10)			011-TB-205 (0-2)			012-TB-205 (10-14)			013-TB-206 (0-2)			014-TB-206 (10-14)			027-TB-213R (8-10)			028-TB-212R (11-13)		
						3/30/2020			3/30/2020			3/30/2020			3/30/2020			3/30/2020			3/30/2020			4/6/2020			4/7/2020		
						L2013995-09			L2013995-10			L2013995-11			L2013995-12			L2013995-13			L2013995-14			L2014830-01			L2014830-02		
						FILL			FILL/SOIL			FILL			FILL/SOIL			FILL			SOIL			SOIL			SOIL		
						0-2			6-10			0-2			10-14			0-2			10-14			8-10			11-13		
Metals																													
Aluminum, Total	7429-90-5	NA	NA	NA	mg/kg	4210	J		4280	J		3010	J		5850	J		4090	J		2300	J		2900	J		2440	J	
Antimony, Total	7440-36-0	NA	NA	NA	mg/kg	4.24	U		0.898	JH		4.43	U		0.472	JH		4.48	U		4.76	U		4.32	U		4.45	U	
Arsenic, Total	7440-38-2	13	16	16	mg/kg	4.41			8.24			2.5			6.37			3.74			0.753	J		2.6			3.26		
Barium, Total	7440-39-3	350	400	820	mg/kg	46.2			120			36.9			102			32.3			8.17			15.6			12.7		
Beryllium, Total	7440-41-7	7.2	590	47	mg/kg	0.238	J		0.421	J		0.15	J		0.389	J		0.233	J		0.105	J		0.086	J		0.062	J	
Cadmium, Total	7440-43-9	2.5	9.3	7.5	mg/kg	0.849	U		0.916	U		0.886	U		1.18	U		0.896	U		0.953	U		0.19	J		0.169	J	
Calcium, Total	7440-70-2	NA	NA	NA	mg/kg	49400	JH		6960	JH		30500	JH		16600	JH		45200	JH		1260	JH		26200			26300		
Chromium, Total	7440-47-3	30	1500	NA	mg/kg	6.89			7.07			5.64			9.86			6.74			4.31			6.31			5.05		
Cobalt, Total	7440-48-4	NA	NA	NA	mg/kg	3.32			3.04			3.16			4.35			3.6			2.34			3.42			3.04		
Copper, Total	7440-50-8	50	270	1720	mg/kg	24.3	JH		**80.2**	JH	A	11.9	JH		44	JH		11.4	JH		11.3	JH		8.98			26.8		
Iron, Total	7439-89-6	NA	NA	NA	mg/kg	13300	JH		9720	JH		8880	JH		13800	JH		11100	JH		5190	JH		9360	JH		8080	JH	
Lead, Total	7439-92-1	63	1000	450	mg/kg	**73.8**	JH	A	**198**		A	11.2			**106**		A	22.1			1.8	J		2.49	J		2.48	J	
Magnesium, Total	7439-95-4	NA	NA	NA	mg/kg	19100	JH		1870	JH		6020	JH		4260	JH		17100	JH		1270	JH		6560			6780		
Manganese, Total	7439-96-5	1600	10000	2000	mg/kg	293	JH		176	JH		284	JH		369	JH		300	JH		55.4	JH		271	JH		226	JH	
Mercury, Total	7439-97-6	0.18	2.8	0.73	mg/kg	0.076	J		0.06	J		0.078	U		**0.671**		A	0.082	U		0.08	U		0.074	UJ		0.075	UJ	
Nickel, Total	7440-02-0	30	310	130	mg/kg	7.75			21.7			6.26			8.91			7.34			4.21			6.62			4.97		
Potassium, Total	7440-09-7	NA	NA	NA	mg/kg	387			472			242			667			404			236	J		241			251		
Selenium, Total	7782-49-2	3.9	1500	4	mg/kg	0.662	J		0.522	J		1.77	U		1.23	J		0.52	J		1.91	U		0.596	J		0.49	J	
Silver, Total	7440-22-4	2	1500	8.3	mg/kg	0.611	J		0.266	J		0.886	U		**2.05**		A	0.896	U		0.953	U		0.864	U		0.89	U	
Sodium, Total	7440-23-5	NA	NA	NA	mg/kg	170	U		183	U		177	U		333	JH		179	U		191	U		173	U		205	JH	
Thallium, Total	7440-28-0	NA	NA	NA	mg/kg	0.373	J		1.83	U		0.354	J		2.36	U		1.79	U		1.91	U		1.73	U		1.78	U	
Vanadium, Total	7440-62-2	NA	NA	NA	mg/kg	11.8			13.2			10.1			16.4			12.2			6.45			8.76			8.31		
Zinc, Total	7440-66-6	109	10000	2480	mg/kg	70.9	JH		**121**		A	23.5			**137**		A	31.8			15.9			16.7			13.8		
Cyanide	57-12-5	27	27	40	mg/kg	1.1	U		1.1	U		NT			NT			1.1	U		NT			NT			NT		

LOCATION	002-TB-203 (0-2)
SAMPLING DATE	3/30/2020
LAB SAMPLE ID	L2013995-02
SAMPLE MEDIA	SOIL
SAMPLE DEPTH (ft.)	0-2

Mg/Kg = Milligram per Kilogram
ppm = Parts per million
NA = Not available
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U = Not detected above laboratory method detection limit
J = Estimated Value
D = Data reported from a dilution
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Concentration in **BOLD** and **RED** print exceeds one or more of the following criteria.
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Results of Data Usability Report have been incorporated

Appendix 4
Table D

1560 Lake Avenue
Rochester, New York
NYSDEC Site #C828213

Summary of Herbicide and Pesticide Results - Soil Samples

DETECTED CONSTITUENTS	Cas Number	A UUSCO (1)	B CSCO (2)	C PGWSCO (3)	Units	002-TB-203 (0-2)			005-TB-202 (6-10)			009-TB-204 (0-2)			010-TB-204 (6-10)			013-TB-206 (0-2)		
						3/30/2020			3/30/2020			3/30/2020			3/30/2020			3/30/2020		
						L2013995-02			L2013995-05			L2013995-09			L2013995-10			L2013995-13		
						FILL			FILL/SOIL			FILL			FILL/SOIL			FILL		
						0-2			6-10			0-2			6-10			0-2		
Chlorinated Herbicides							U			U			U			U			U	
Organochlorine Pesticides																				
Dieldrin	60-57-1	0.005	1.4	0.1	mg/kg	0.00526	U		0.248	U		0.00188			0.00115	U		0.000625	J	
4,4'-DDE	72-55-9	0.0033	62	17	mg/kg	0.00842	U		0.398	U		0.0017	U		0.00184	U		0.00185		
4,4'-DDD	72-54-8	0.0033	92	14	mg/kg	0.00842	U		0.398	U		0.00112	JP		0.00184	U		0.0018	U	
4,4'-DDT	50-29-3	0.0033	47	136	mg/kg	0.0158	U		0.745	U		0.0032	U		0.00344	U		0.00206	J	

LOCATION	002-TB-203 (0-2)
SAMPLING DATE	3/30/2020
LAB SAMPLE ID	L2013995-02
SAMPLE MEDIA	SOIL
SAMPLE DEPTH (ft.)	0-2

Mg/Kg = Milligram per Kilogram
ppm = Parts per million
NA = Not available

U = Not detected above laboratory method detection limit
J = Estimated Value
D = Data reported from a dilution
E = Exceeds calibration range of the instrument

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Concentration in **BOLD** and **RED** print exceeds one or more of the following criteria.
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C = Concentration Exceeds Part 375 PGWSCO

Results of Data Usability Report have been incorporated

Appendix 4
Table E

1560 Lake Avenue
Rochester, New York
NYSDEC Site #C828213

Summary of PCB Results - Soil Samples

DETECTED CONSTITUENTS	Cas Number	A UUSCO (1)	B CSCO (2)	C PGWSCO (3)	Units	002-TB-203 (0-2)	005-TB-202 (6-10)	009-TB-204 (0-2)	010-TB-204 (6-10)	013-TB-206 (0-2)
						3/30/2020	3/30/2020	3/30/2020	3/30/2020	3/30/2020
						L2013995-02	L2013995-05	L2013995-09	L2013995-10	L2013995-13
						FILL	FILL/SOIL	FILL	FILL/SOIL	FILL
						0-2	6-10	0-2	6-10	0-2
PCBs										
Aroclor 1260	11096-82-5	0.1	1	3.2	mg/kg	0.036 U	0.0433 U	0.014 J	0.0388 U	0.038 U
PCBs, Total	1336-36-3	0.1	1	3.2	mg/kg	0.036 U	0.0433 U	0.014 J	0.0388 U	0.038 U

LOCATION	002-TB-203 (0-2)
SAMPLING DATE	3/30/2020
LAB SAMPLE ID	L2013995-02
SAMPLE MEDIA	SOIL
SAMPLE DEPTH (ft.)	0-2

PCB = Polychlorinated Biphenyl
Mg/Kg = Milligram per Kilogram
ppm = Parts per million
NA = Not available

U = Not detected above laboratory method detection limit
J = Estimated Value
D = Data reported from a dilution
E = Exceeds calibration range of the instrument

(1) UUSCO = Unrestricted Use Soil Cleanup Objective referenced in 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.
(2) CSCO = Commercial Soil Cleanup Objective referenced in 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.
(3) PGWSCO = Protection of Groundwater Soil Cleanup Objective referenced in 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.
Concentration in **BOLD** and **RED** print exceeds one or more of the following criteria.
A = Concentration Exceeds UUSCO
B = Concentration Exceeds Part 375 CSCO
C = Concentration Exceeds Part 375 PGWSCO

Results of Data Usability Report have been incorporated

Appendix 4
Table F

1560 Lake Avenue
Rochester, New York
NYSDEC Site #C828213

Summary of Emerging Contaminant Results - Soil Samples

DETECTED CONSTITUENTS	Cas Number	A UUSCO (1)	B CSCO (2)	C PGWSCO (3)	Units	002-TB-203 (0-2) 3/30/2020 L2013995-02 FILL 0-2			005-TB-202 (6-10) 3/30/2020 L2013995-05 FILL/SOIL 6-10			009-TB-204 (0-2) 3/30/2020 L2013995-09 FILL 0-2			010-TB-204 (6-10) 3/30/2020 L2013995-10 FILL/SOIL 6-10			013-TB-206 (0-2) 3/30/2020 L2013995-13 FILL 0-2		
1,4 Dioxane by 8270D-SIM		100	130000	100	ug/kg	42.2	U		49	U		41.9	U		9.28	U		8.82	U	
Perfluorinated Alkyl Acids by Isotope Dilution																				
Perfluorobutanoic Acid (PFBA)	375-22-4	NA	NA	NA	ug/kg	1.05	U		1.21	U		1.09	U		1.04	U		0.038	J	
Perfluoropentanoic Acid (PFPeA)	2706-90-3	NA	NA	NA	ug/kg	0.052	J		1.21	U		0.192	J		1.04	U		1.04	U	
Perfluorobutanesulfonic Acid (PFBS)	375-73-5	NA	NA	NA	ug/kg	1.05	U		1.21	U		1.09	U		0.061	J		1.04	U	
Perfluorohexanoic Acid (PFHxA)	307-24-4	NA	NA	NA	ug/kg	1.05	UJ		1.21	U		1.09	U		1.04	U		1.04	U	
Perfluoroheptanoic Acid (PFHpA)	375-85-9	NA	NA	NA	ug/kg	1.05	U		1.21	U		0.083	J		1.04	U		1.04	U	
Perfluorohexanesulfonic Acid (PFHxS)	355-46-4	NA	NA	NA	ug/kg	1.05	U		0.102	J		1.09	U		1.04	U		1.04	U	
Perfluorooctanoic Acid (PFOA)	335-67-1	0.66	500	1.1	ug/kg	1.05	U		0.404	J		0.095	J		1.04	U		0.068	J	
Perfluorooctanesulfonic Acid (PFOS)	1763-23-1	0.88	440	3.7	ug/kg	0.373	J		**2.61**		**A**	0.324	J		1.04	U		0.461	J	
PFOA/PFOS, Total	NA	NA	NA	NA	ug/kg	0.373	J		3.014	J		0.419	J		1.04	U		0.529	J	

LOCATION	002-TB-203 (0-2)
SAMPLING DATE	3/30/2020
LAB SAMPLE ID	L2013995-02
SAMPLE MEDIA	SOIL
SAMPLE DEPTH (ft.)	0-2

SVOC = Semi-Volatile Organic Compound
TIC - Tentatively Identified Compound
ug/Kg = Microgram per Kilogram
ppm = Parts per million
NA = Not available

U = Not detected above laboratory method detection limit
J = Estimated Value
D = Data reported from a dilution
E = Exceeds calibration range of the instrument

(1) UUSCO = Unrestricted Use Soil Cleanup Objective referenced in 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006 as supplmented by October 2020 NYSDEC Guidanc for Sampling, Analysis, and Assessment of Per- and Polyfluoroalkyl Substances (PFAS)

(2) CSCO = Commercial Soil Cleanup Objective referenced in 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006 as supplmented by October 2020 NYSDEC Guidanc for Sampling, Analysis, and Assessment of Per- and Polyfluoroalkyl Substances (PFAS)

(3) PGWSCO = Protection of Groundwater Soil Cleanup Objective referenced in 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006 as supplmented by October 2020 NYSDEC Guidanc for Sampling, Analysis, and Assessment of Per- and Polyfluoroalkyl Substances (PFAS)

Concentration in **BOLD** and **RED** print exceeds one or more of the following criteria.
A = Concentration Exceeds UUSCO
B = Concentration Exceeds Part 375 CSCO
C = Concentration Exceeds Part 375 PGWSCO

Results of Data Usability Report have been incorporated

Table 2
Summary of Analytical Results in Soil
Phase II Environmental Site Assessment
1540-1560 Lake Avenue, Rochester, NY

Address				1560 Lake Ave						
Sample Location				B-100		B-102			B-103	
Sample Date				23-Jan-18	23-Jan-18	23-Jan-18	23-Jan-18	23-Jan-18	23-Jan-18	23-Jan-18
Sample ID				B100-S1	B100-S2	B102-S1	B102-S1	B102-S2	B103-S1	B103-S2
Sample Depth				8 - 8.5 ft bgs	16.5 - 17 ft bgs	5.5 - 6.5 ft bgs	5.5 - 6.5 ft bgs	9.2 - 9.5 ft bgs	0.5 - 2 ft bgs	8.5 - 9 ft bgs
Sampling Company				STANTEC	STANTEC	STANTEC	STANTEC	STANTEC	STANTEC	STANTEC
Laboratory				ALS	ALS	ALS	ALS	ALS	ALS	ALS
Laboratory Work Order				R1800802	R1800802	2293595	R1800802	R1800802	R1800802	R1800802
Laboratory Sample ID				R1800802-001	R1800802-002	2293595001	R1800802-003	R1800802-004	R1800802-005	R1800802-006
Sample Type										
PID Readings	Units	NYSDEC-Part 375	NYSDEC CP-51	125.9 ppm	12.0 ppm	2.1 ppm	2.1 ppm	399.5 ppm	1.9 ppm	386.0 ppm
General Chemistry										
Moisture Content	%	n/v	n/v	-	-	23.9	-	-	-	-
Total Solids	%	n/v	n/v	83.9	89.9	76.1	82.6	85.7	85.8	85.6
Petroleum Hydrocarbons										
TPH - Gasoline	µg/kg	n/v	n/v	-	-	15,500 U	-	-	-	-
TPH (C10-C28 Alkanes) - Diesel Range Organics (DRO)	µg/kg	n/v	n/v	-	-	-	48,000	-	-	-
Metals										
Arsenic	mg/kg	13_h^A 16_g^{BC}	n/v	-	-	-	**13.9**^{A}	-	5.2	-
Barium	mg/kg	350_h^A 820^B 400^C	n/v	-	-	-	155	-	86.6	-
Cadmium	mg/kg	2.5_h^A 7.5^B 9.3^C	n/v	-	-	-	1.73	-	0.62	-
Chromium	mg/kg	$30_{h;\ I}^A$ $_{NS;q}^B$ $1,500^C$	n/v	-	-	-	9.7	-	8.8	-
Lead	mg/kg	63_h^A 450^B $1,000^C$	n/v	-	-	-	**319**^{A}	-	60.8	-
Mercury	mg/kg	0.18_h^A 0.73^B 2.8_s^C	n/v	-	-	-	**0.347**^{A}	-	0.086	-
Selenium	mg/kg	3.9_h^A 4_g^B $1,500^C$	n/v	-	-	-	**5.2**^{AB}	-	1.2 U	-
Silver	mg/kg	2^A 8.3^B $1,500^C$	n/v	-	-	-	**13.5**^{AB}	-	1.2 U	-
Polychlorinated Biphenyls										
Aroclor 1016	µg/kg	$_o^{ABC}$	n/v	-	-	-	39 U	-	-	-
Aroclor 1221	µg/kg	$_o^{ABC}$	n/v	-	-	-	80 U	-	-	-
Aroclor 1232	µg/kg	$_o^{ABC}$	n/v	-	-	-	39 U	-	-	-
Aroclor 1242	µg/kg	$_o^{ABC}$	n/v	-	-	-	39 U	-	-	-
Aroclor 1248	µg/kg	$_o^{ABC}$	n/v	-	-	-	39 U	-	-	-
Aroclor 1254	µg/kg	$_o^{ABC}$	n/v	-	-	-	39 U	-	-	-
Aroclor 1260	µg/kg	$_o^{ABC}$	n/v	-	-	-	39 U	-	-	-
Polychlorinated Biphenyls (PCBs)	µg/kg	100^A $3,200^B$ $1,000^C$	n/v	-	-	-	ND	-	-	-
Pesticides										
Aldrin	µg/kg	5_h^A 190^B 680^C	n/v	-	-	-	2.0 U	-	49 U	-
BHC, alpha-	µg/kg	20^{AB} $3,400^C$	n/v	-	-	-	2.0 U	-	49 U	-
BHC, beta-	µg/kg	36^A 90^B $3,000^C$	n/v	-	-	-	2.0 U	-	49 U	-
BHC, delta-	µg/kg	40_h^A 250^B $500,000_c^C$	n/v	-	-	-	2.0 U	-	49 U	-
Camphechlor (Toxaphene)	µg/kg	$100,000_a^A$ $1,000,000_a^B$ $500,000_c^C$	n/v	-	-	-	20 U	-	490 U	-
Chlordane, alpha-	µg/kg	94^A $2,900^B$ $24,000^C$	n/v	-	-	-	2.0 U	-	49 U	-
Chlordane, gamma-	µg/kg	$100,000_a^A$ $1,000,000_a^B$ $500,000_c^C$	$14,000^D$ $500,000_a^E$	-	-	-	2.0 U	-	49 U	-
DDD (p,p'-DDD)	µg/kg	3.3_m^A $14,000^B$ $92,000^C$	n/v	-	-	-	2.0 U	-	49 U	-
DDE (p,p'-DDE)	µg/kg	3.3_m^A $17,000^B$ $62,000^C$	n/v	-	-	-	2.0 U	-	49 U	-
DDT (p,p'-DDT)	µg/kg	3.3_m^A $136,000^B$ $47,000^C$	n/v	-	-	-	2.0 U	-	49 U	-
Dieldrin	µg/kg	5_h^A 100^B $1,400^C$	n/v	-	-	-	2.0 U	-	49 U	-
Endosulfan I	µg/kg	$2,400_l^A$ $102,000^B$ $200,000_l^C$	n/v	-	-	-	2.0 U	-	49 U	-
Endosulfan II	µg/kg	$2,400_l^A$ $102,000^B$ $200,000_l^C$	n/v	-	-	-	2.0 U	-	49 U	-
Endosulfan Sulfate	µg/kg	$2,400_l^A$ $1,000,000_a^B$ $200,000_l^C$	n/v	-	-	-	2.0 U	-	49 U	-
Endrin	µg/kg	14^A 60^B $89,000^C$	n/v	-	-	-	2.0 U	-	**59 P**^{A}	-
Endrin Aldehyde	µg/kg	$100,000_a^A$ $1,000,000_a^B$ $500,000_c^C$	n/v	-	-	-	2.0 U	-	49 U	-
Endrin Ketone	µg/kg	$100,000_a^A$ $1,000,000_a^B$ $500,000_c^C$	n/v	-	-	-	2.0 U	-	49 U	-
Heptachlor	µg/kg	42^A 380^B $15,000^C$	n/v	-	-	-	2.0 U	-	49 U	-
Heptachlor Epoxide	µg/kg	$100,000_a^A$ $1,000,000_a^B$ $500,000_c^C$	20^D $500,000_a^E$	-	-	-	2.0 U	-	49 U	-
Lindane (Hexachlorocyclohexane, gamma)	µg/kg	100^{AB} $9,200^C$	n/v	-	-	-	2.0 U	-	**990**^{AB}	-
Methoxychlor (4,4'-Methoxychlor)	µg/kg	$100,000_a^A$ $1,000,000_a^B$ $500,000_c^C$	$900,000^D$ $500,000_a^E$	-	-	-	2.0 U	-	49 U	-
Semi-Volatile Organic Compounds										
Acenaphthene	µg/kg	$20,000^A$ $98,000^B$ $500,000_c^C$	$20,000^G$	-	-	-	400 U	-	770 U	-
Acenaphthylene	µg/kg	$100,000_a^A$ $107,000^B$ $500,000_c^C$	$100,000^G$	-	-	-	400 U	-	1,200	-
Anthracene	µg/kg	$100,000_a^A$ $1,000,000_a^B$ $500,000_c^C$	$100,000^G$	-	-	-	400 U	-	2,400	-
Benzo(a)anthracene	µg/kg	$1,000_h^A$ $1,000_g^B$ $5,600^C$	$1,000^G$	-	-	-	400 U	-	**2,700**^{ABG}	-
Benzo(a)pyrene	µg/kg	$1,000_h^A$ $22,000^B$ $1,000_g^C$	$1,000^G$	-	-	-	400 U	-	**2,100**^{ACG}	-
Benzo(b)fluoranthene	µg/kg	$1,000_h^A$ $1,700^B$ $5,600^C$	$1,000^G$	-	-	-	500	-	**2,400**^{ABG}	-
Benzo(g,h,i)perylene	µg/kg	$100,000^A$ $1,000,000_a^B$ $500,000_c^C$	$100,000^G$	-	-	-	400 U	-	1,300	-
Benzo(k)fluoranthene	µg/kg	800_h^A $1,700^B$ $56,000^C$	800^G	-	-	-	400 U	-	**1,000**^{AG}	-
Chrysene	µg/kg	$1,000_h^A$ $1,000_g^B$ $56,000^C$	$1,000^G$	-	-	-	410	-	**2,500**^{ABG}	-
Dibenzo(a,h)anthracene	µg/kg	330_m^A $1,000,000_a^B$ 560^C	330^G	-	-	-	400 U	-	770 U	-
Fluoranthene	µg/kg	$100,000_a^A$ $1,000,000_a^B$ $500,000_c^C$	$100,000^G$	-	-	-	650	-	7,300	-
Fluorene	µg/kg	$30,000^A$ $386,000^B$ $500,000_c^C$	$30,000^G$	-	-	-	400 U	-	2,100	-
Indeno(1,2,3-cd)pyrene	µg/kg	500_h^A $8,200^B$ $5,600^C$	500^G	-	-	-	400 U	-	**1,400**^{AG}	-
Naphthalene	µg/kg	$12,000^{AB}$ $500,000_c^C$	$12,000^{FG}$	-	-	-	400 U	-	770 U	-
Phenanthrene	µg/kg	$100,000^A$ $1,000,000_a^B$ $500,000_c^C$	$100,000^G$	-	-	-	400 U	-	9,800	-
Pyrene	µg/kg	$100,000^A$ $1,000,000_a^B$ $500,000_c^C$	$100,000^G$	-	-	-	570	-	5,700	-
Total SVOC	µg/kg	n/v	n/v	-	-	-	2,130	-	41,900	-
SVOC - Tentatively Identified Compounds										
Total SVOC TICs	µg/kg	n/v	n/v	-	-	-	-	-	-	-

Table 2
Summary of Analytical Results in Soil
Phase II Environmental Site Assessment
1540-1560 Lake Avenue, Rochester, NY

Address				1560 Lake Ave						
Sample Location				B-100		B-102			B-103	
Sample Date				23-Jan-18	23-Jan-18	23-Jan-18	23-Jan-18	23-Jan-18	23-Jan-18	23-Jan-18
Sample ID				B100-S1	B100-S2	B102-S1	B102-S1	B102-S2	B103-S1	B103-S2
Sample Depth				8 - 8.5 ft bgs	16.5 - 17 ft bgs	5.5 - 6.5 ft bgs	5.5 - 6.5 ft bgs	9.2 - 9.5 ft bgs	0.5 - 2 ft bgs	8.5 - 9 ft bgs
Sampling Company				STANTEC	STANTEC	STANTEC	STANTEC	STANTEC	STANTEC	STANTEC
Laboratory				ALS	ALS	ALS	ALS	ALS	ALS	ALS
Laboratory Work Order				R1800802	R1800802	2293595	R1800802	R1800802	R1800802	R1800802
Laboratory Sample ID				R1800802-001	R1800802-002	2293595001	R1800802-003	R1800802-004	R1800802-005	R1800802-006
Sample Type										
PID Readings	Units	NYSDEC-Part 375	NYSDEC CP-51	125.9 ppm	12.0 ppm	2.1 ppm	2.1 ppm	399.5 ppm	1.9 ppm	386.0 ppm
Volatile Organic Compounds										
Acetone	µg/kg	50[AB] 500,000[C]	n/v	63 D[AB]	16	-	-	1,500 U	-	770 U
Benzene	µg/kg	60[AB] 44,000[C]	60[FG]	30 U	140[ABFG]	-	-	1,500 U	-	770 U
Bromodichloromethane	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	n/v	30 U	5.6 U	-	-	1,500 U	-	770 U
Bromoform (Tribromomethane)	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	n/v	30 U	5.6 U	-	-	1,500 U	-	770 U
Bromomethane (Methyl bromide)	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	n/v	30 U	5.6 U	-	-	1,500 U	-	770 U
Butylbenzene, n-	µg/kg	12,000[AB] 500,000[C]	12,000[FG]	140 D	5.6 U	-	-	3,100	-	1,600
Butylbenzene, sec- (2-Phenylbutane)	µg/kg	11,000[AB] 500,000[C]	11,000[FG]	160 D	5.6 U	-	-	1,500 U	-	770 U
Butylbenzene, tert-	µg/kg	5,900[AB] 500,000[C]	5,900[FG]	30 U	5.6 U	-	-	1,500 U	-	770 U
Carbon Disulfide	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	2,700[D] 500,000[E]	30 U	5.6 U	-	-	1,500 U	-	770 U
Carbon Tetrachloride (Tetrachloromethane)	µg/kg	760[AB] 22,000[C]	n/v	30 U	5.6 U	-	-	1,500 U	-	770 U
Chlorobenzene (Monochlorobenzene)	µg/kg	1,100[AB] 500,000[C]	n/v	30 U	5.6 U	-	-	1,500 U	-	770 U
Chlorobromomethane	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	n/v	30 U	5.6 U	-	-	1,500 U	-	770 U
Chloroethane (Ethyl Chloride)	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	1,900[D] 500,000[E]	30 U	5.6 U	-	-	1,500 U	-	770 U
Chloroform (Trichloromethane)	µg/kg	370[AB] 350,000[C]	n/v	30 U	5.6 U	-	-	1,500 U	-	770 U
Chloromethane	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	n/v	30 U	5.6 U	-	-	1,500 U	-	770 U
Cyclohexane	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	n/v	68 D	5.6 U	-	-	3,600	-	7,200
Dibromo-3-Chloropropane, 1,2- (DBCP)	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	n/v	30 U	5.6 U	-	-	1,500 U	-	770 U
Dibromochloromethane	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	500,000[E]	30 U	5.6 U	-	-	1,500 U	-	770 U
Dichlorobenzene, 1,2-	µg/kg	1,100[AB] 500,000[C]	n/v	30 U	5.6 U	-	-	1,500 U	-	770 U
Dichlorobenzene, 1,3-	µg/kg	2,400[AB] 280,000[C]	n/v	30 U	5.6 U	-	-	1,500 U	-	770 U
Dichlorobenzene, 1,4-	µg/kg	1,800[AB] 130,000[C]	n/v	30 U	5.6 U	-	-	1,500 U	-	770 U
Dichlorodifluoromethane (Freon 12)	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	n/v	30 U	5.6 U	-	-	1,500 U	-	770 U
Dichloroethane, 1,1-	µg/kg	270[AB] 240,000[C]	n/v	30 U	5.6 U	-	-	1,500 U	-	770 U
Dichloroethane, 1,2-	µg/kg	20[m][A] 20[g][B] 30,000[C]	n/v	30 U	5.6 U	-	-	1,500 U	-	770 U
Dichloroethene, 1,1-	µg/kg	330[AB] 500,000[C]	n/v	30 U	5.6 U	-	-	1,500 U	-	770 U
Dichloroethene, cis-1,2-	µg/kg	250[AB] 500,000[C]	n/v	30 U	5.6 U	-	-	1,500 U	-	770 U
Dichloroethene, trans-1,2-	µg/kg	190[AB] 500,000[C]	n/v	30 U	5.6 U	-	-	1,500 U	-	770 U
Dichloropropane, 1,2-	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	500,000[E]	30 U	5.6 U	-	-	1,500 U	-	770 U
Dichloropropene, cis-1,3-	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	n/v	30 U	5.6 U	-	-	1,500 U	-	770 U
Dichloropropene, trans-1,3-	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	n/v	30 U	5.6 U	-	-	1,500 U	-	770 U
Dioxane, 1,4-	µg/kg	100[m][A] 100[B] 130,000[C]	n/v	600 U	110 U	-	-	31,000 U	-	15,000 U
Ethylbenzene	µg/kg	1,000[AB] 390,000[C]	1,000[FG]	31 D	5.6 U	-	-	7,300[ABFG]	-	790
Ethylene Dibromide (Dibromoethane, 1,2-)	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	n/v	30 U	5.6 U	-	-	1,500 U	-	770 U
Hexanone, 2- (Methyl Butyl Ketone)	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	n/v	30 U	5.6 U	-	-	1,500 U	-	770 U
Isopropylbenzene	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	2,300[DFG] 500,000[E]	140 D	5.6 U	-	-	1,500	-	1,200
Isopropyltoluene, p- (Cymene)	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	10,000[DFG] 500,000[E]	30 U	5.6 U	-	-	1,500 U	-	770 U
Methyl Acetate	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	n/v	30 U	5.6 U	-	-	1,500 U	-	770 U
Methyl Ethyl Ketone (MEK) (2-Butanone)	µg/kg	120[AB] 500,000[C]	300[D] 500,000[E]	30 U	5.6 U	-	-	1,500 U	-	770 U
Methyl Isobutyl Ketone (MIBK)	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	1,000[D] 500,000[E]	30 U	5.6 U	-	-	1,500 U	-	770 U
Methyl tert-butyl ether (MTBE)	µg/kg	930[AB] 500,000[C]	930[F]	30 U	24	-	-	1,500 U	-	770 U
Methylcyclohexane	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	n/v	120 D	5.6 U	-	-	2,000	-	4,000
Methylene Chloride (Dichloromethane)	µg/kg	50[AB] 500,000[C]	n/v	30 U	5.6 U	-	-	1,500 U	-	770 U
Propylbenzene, n-	µg/kg	3,900[AB] 500,000[C]	3,900[FG]	790 D	5.6 U	-	-	7,300[ABFG]	-	5,400[ABFG]
Styrene	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	500,000[E]	30 U	5.6 U	-	-	1,500 U	-	770 U
Tetrachloroethane, 1,1,2,2-	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	600[D] 500,000[E]	30 U	5.6 U	-	-	1,500 U	-	770 U
Tetrachloroethene (PCE)	µg/kg	1,300[AB] 150,000[C]	500,000[E]	30 U	5.6 U	-	-	1,500 U	-	770 U
Toluene	µg/kg	700[AB] 500,000[C]	700[FG]	30 U	5.6 U	-	-	1,500 U	-	770 U
Trichlorobenzene, 1,2,3-	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	500,000[E]	30 U	5.6 U	-	-	1,500 U	-	770 U
Trichlorobenzene, 1,2,4-	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	3,400[D] 500,000[E]	30 U	5.6 U	-	-	1,500 U	-	770 U
Trichloroethane, 1,1,1-	µg/kg	680[AB] 500,000[C]	n/v	30 U	5.6 U	-	-	1,500 U	-	770 U
Trichloroethane, 1,1,2-	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	n/v	30 U	5.6 U	-	-	1,500 U	-	770 U
Trichloroethene (TCE)	µg/kg	470[AB] 200,000[C]	n/v	30 U	5.6 U	-	-	1,500 U	-	770 U
Trichlorofluoromethane (Freon 11)	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	n/v	30 U	5.6 U	-	-	1,500 U	-	770 U
Trichlorotrifluoroethane (Freon 113)	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	6,000[D] 500,000[E]	30 U	5.6 U	-	-	1,500 U	-	770 U
Trimethylbenzene, 1,2,4-	µg/kg	3,600[AB] 190,000[C]	3,600[FG]	73 D	5.6 U	-	-	48,000[ABFG]	-	17,000[ABFG]
Trimethylbenzene, 1,3,5-	µg/kg	8,400[AB] 190,000[C]	8,400[FG]	39 D	5.6 U	-	-	14,000[ABFG]	-	6,800
Vinyl Chloride	µg/kg	20[AB] 13,000[C]	n/v	30 U	5.6 U	-	-	1,500 U	-	770 U
Xylene, m & p-	µg/kg	260[p][A] 1,600[B] 500,000[c,p][C]	n/v	60 U	11 U	-	-	22,000[AB]	-	6,000[AB]
Xylene, o-	µg/kg	260[p][A] 1,600[B] 500,000[c,p][C]	n/v	30 U	5.6 U	-	-	1,500 U	-	770 U
Total VOC	µg/kg	n/v	n/v	1,624	180	-	-	108,800	-	49,990
VOC - Tentatively Identified Compounds										
Total VOC TICs	µg/kg	n/v	n/v	-	-	-	-	-	-	-

See notes on last page

Table 2
Summary of Analytical Results in Soil
Phase II Environmental Site Assessment
1540-1560 Lake Avenue, Rochester, NY

Address				1560 Lake Ave						
Sample Location				B-104			B-105		B-106	
Sample Date				23-Jan-18	23-Jan-18	23-Jan-18	23-Jan-18	23-Jan-18	23-Jan-18	23-Jan-18
Sample ID				B104-S1	B104-S2	B104-S3	B105-S1	B105-S2	B106-S1	B106-S2
Sample Depth				4 - 5 ft bgs	5 - 5.5 ft bgs	8 - 8.5 ft bgs	4 - 5 ft bgs	8 - 9 ft bgs	4 - 6 ft bgs	9 - 10 ft bgs
Sampling Company				STANTEC	STANTEC	STANTEC	STANTEC	STANTEC	STANTEC	STANTEC
Laboratory				ALS	ALS	ALS	ALS	ALS	ALS	ALS
Laboratory Work Order				R1800802	R1800802	R1800802	R1800802	R1800802	R1800802	R1800802
Laboratory Sample ID				R1800802-007	R1800802-008	R1800802-024	R1800802-009	R1800802-010	R1800802-011	R1800802-012
Sample Type										
PID Readings	Units	NYSDEC-Part 375	NYSDEC CP-51	0.8 ppm	641.8 ppm	1209 ppm	0.1 ppm	332.0 ppm	0.1 ppm	747.0 ppm
General Chemistry										
Moisture Content	%	n/v	n/v	-	-	-	-	-	-	-
Total Solids	%	n/v	n/v	82.4	79.3	76.3	87.3	85.8	92.7	81.4
Petroleum Hydrocarbons										
TPH - Gasoline	µg/kg	n/v	n/v	-	-	-	-	-	-	-
TPH (C10-C28 Alkanes) - Diesel Range Organics (DRO)	µg/kg	n/v	n/v	-	-	-	-	-	-	-
Metals										
Arsenic	mg/kg	13_n^A 16_g^{BC}	n/v	9.2	-	-	-	-	-	-
Barium	mg/kg	350_h^A 820^B 400^C	n/v	116	-	-	-	-	-	-
Cadmium	mg/kg	2.5_n^A 7.5^B 9.3^C	n/v	0.61	-	-	-	-	-	-
Chromium	mg/kg	$30_{n,i}^A$ $_{NS,q}^B$ $1,500^C$	n/v	11.8	-	-	-	-	-	-
Lead	mg/kg	63_n^A 450^B $1,000^C$	n/v	**268**^{A}	-	-	-	-	-	-
Mercury	mg/kg	0.18_n^A 0.73^B 2.8_q^C	n/v	**0.602**^{A}	-	-	-	-	-	-
Selenium	mg/kg	3.9_n^A 4_g^B $1,500^C$	n/v	1.3	-	-	-	-	-	-
Silver	mg/kg	2^A 8.3^B $1,500^C$	n/v	1.2 U	-	-	-	-	-	-
Polychlorinated Biphenyls										
Aroclor 1016	µg/kg	$_o^{ABC}$	n/v	40 U	-	-	37 U	-	36 U	-
Aroclor 1221	µg/kg	$_o^{ABC}$	n/v	81 U	-	-	76 U	-	72 U	-
Aroclor 1232	µg/kg	$_o^{ABC}$	n/v	40 U	-	-	37 U	-	36 U	-
Aroclor 1242	µg/kg	$_o^{ABC}$	n/v	40 U	-	-	37 U	-	36 U	-
Aroclor 1248	µg/kg	$_o^{ABC}$	n/v	40 U	-	-	37 U	-	36 U	-
Aroclor 1254	µg/kg	$_o^{ABC}$	n/v	40 U	-	-	37 U	-	36 U	-
Aroclor 1260	µg/kg	$_o^{ABC}$	n/v	40 U	-	-	37 U	-	36 U	-
Polychlorinated Biphenyls (PCBs)	µg/kg	100^A $3,200^B$ $1,000^C$	n/v	ND	-	-	ND	-	ND	-
Pesticides										
Aldrin	µg/kg	5_n^A 190^B 680^C	n/v	2.1 U	-	-	-	-	-	-
BHC, alpha-	µg/kg	20^{AB} $3,400^C$	n/v	2.1 U	-	-	-	-	-	-
BHC, beta-	µg/kg	36^A 90^B $3,000^C$	n/v	2.1 U	-	-	-	-	-	-
BHC, delta-	µg/kg	40_n^A 250^B $500,000_c^C$	n/v	2.1 U	-	-	-	-	-	-
Camphechlor (Toxaphene)	µg/kg	$100,000_a^A$ $1,000,000_a^B$ $500,000_c^C$	n/v	21 U	-	-	-	-	-	-
Chlordane, alpha-	µg/kg	94^A $2,900^B$ $24,000^C$	n/v	2.1 U	-	-	-	-	-	-
Chlordane, gamma-	µg/kg	$100,000_a^A$ $1,000,000_a^B$ $500,000_c^C$	$14,000^D$ $500,000_a^E$	2.1 U	-	-	-	-	-	-
DDD (p,p'-DDD)	µg/kg	3.3_m^A $14,000^B$ $92,000^C$	n/v	2.1 U	-	-	-	-	-	-
DDE (p,p'-DDE)	µg/kg	3.3_m^A $17,000^B$ $62,000^C$	n/v	2.1 U	-	-	-	-	-	-
DDT (p,p'-DDT)	µg/kg	3.3_m^A $136,000^B$ $47,000^C$	n/v	2.1 U	-	-	-	-	-	-
Dieldrin	µg/kg	5_n^A 100^B $1,400^C$	n/v	2.1 U	-	-	-	-	-	-
Endosulfan I	µg/kg	$2,400_l^A$ $102,000^B$ $200,000_l^C$	n/v	2.1 U	-	-	-	-	-	-
Endosulfan II	µg/kg	$2,400_l^A$ $102,000^B$ $200,000_l^C$	n/v	2.1 U	-	-	-	-	-	-
Endosulfan Sulfate	µg/kg	$2,400_l^A$ $1,000,000_a^B$ $200,000_l^C$	n/v	2.1 U	-	-	-	-	-	-
Endrin	µg/kg	14^A 60^B $89,000^C$	n/v	2.1 U	-	-	-	-	-	-
Endrin Aldehyde	µg/kg	$100,000_a^A$ $1,000,000_a^B$ $500,000_c^C$	n/v	2.1 U	-	-	-	-	-	-
Endrin Ketone	µg/kg	$100,000_a^A$ $1,000,000_a^B$ $500,000_c^C$	n/v	2.1 U	-	-	-	-	-	-
Heptachlor	µg/kg	42^A 380^B $15,000^C$	n/v	2.1 U	-	-	-	-	-	-
Heptachlor Epoxide	µg/kg	$100,000_a^A$ $1,000,000_a^B$ $500,000_c^C$	20^D $500,000_a^E$	2.1 U	-	-	-	-	-	-
Lindane (Hexachlorocyclohexane, gamma)	µg/kg	100^{AB} $9,200^C$	n/v	2.1 U	-	-	-	-	-	-
Methoxychlor (4,4'-Methoxychlor)	µg/kg	$100,000_a^A$ $1,000,000_a^B$ $500,000_c^C$	$900,000^D$ $500,000_a^E$	2.1 U	-	-	-	-	-	-
Semi-Volatile Organic Compounds										
Acenaphthene	µg/kg	$20,000^A$ $98,000^B$ $500,000_c^C$	$20,000^G$	4,000 U	410 U	-	-	380 U	-	1,200 U
Acenaphthylene	µg/kg	$100,000_a^A$ $107,000^B$ $500,000_c^C$	$100,000^G$	4,000 U	410 U	-	-	380 U	-	1,200 U
Anthracene	µg/kg	$100,000_a^A$ $1,000,000_a^B$ $500,000_c^C$	$100,000^G$	4,000 U	410 U	-	-	380 U	-	1,200 U
Benzo(a)anthracene	µg/kg	$1,000_n^A$ $1,000_g^B$ $5,600^C$	$1,000^G$	**13,000**^{ABCG}	410 U	-	-	380 U	-	1,200 U
Benzo(a)pyrene	µg/kg	$1,000_n^A$ $22,000^B$ $1,000_g^C$	$1,000^G$	**9,900**^{ACG}	410 U	-	-	380 U	-	1,200 U
Benzo(b)fluoranthene	µg/kg	$1,000_n^A$ $1,700^B$ $5,600^C$	$1,000^G$	**13,000**^{ABCG}	410 U	-	-	380 U	-	1,200 U
Benzo(g,h,i)perylene	µg/kg	$100,000^A$ $1,000,000_a^B$ $500,000_c^C$	$100,000^G$	5,900	410 U	-	-	380 U	-	1,200 U
Benzo(k)fluoranthene	µg/kg	800_n^A $1,700^B$ $56,000^C$	800^G	**4,700**^{ABG}	410 U	-	-	380 U	-	1,200 U
Chrysene	µg/kg	$1,000_n^A$ $1,000_g^B$ $56,000^C$	$1,000^G$	**13,000**^{ABG}	410 U	-	-	380 U	-	1,200 U
Dibenzo(a,h)anthracene	µg/kg	330_m^A $1,000,000_a^B$ 560^C	330^G	4,000 U	410 U	-	-	380 U	-	1,200 U
Fluoranthene	µg/kg	$100,000_a^A$ $1,000,000_a^B$ $500,000_c^C$	$100,000^G$	31,000	410 U	-	-	380 U	-	1,200 U
Fluorene	µg/kg	$30,000^A$ $386,000^B$ $500,000_c^C$	$30,000^G$	4,000 U	410 U	-	-	380 U	-	1,200 U
Indeno(1,2,3-cd)pyrene	µg/kg	500_n^A $8,200^B$ $5,600^C$	500^G	**6,400**^{ACG}	410 U	-	-	380 U	-	1,200 U
Naphthalene	µg/kg	$12,000^{AB}$ $500,000_c^C$	$12,000^{FG}$	4,000 U	1,500	-	-	1,700	-	**16,000**^{ABFG}
Phenanthrene	µg/kg	$100,000^A$ $1,000,000_a^B$ $500,000_c^C$	$100,000^G$	13,000	410 U	-	-	660	-	1,200 U
Pyrene	µg/kg	$100,000^A$ $1,000,000_a^B$ $500,000_c^C$	$100,000^G$	26,000	410 U	-	-	380 U	-	1,200 U
Total SVOC	µg/kg	n/v	n/v	135,900	1,500	-	-	2,360	-	16,000
SVOC - Tentatively Identified Compounds										
Total SVOC TICs	µg/kg	n/v	n/v	-	24,650 NJ	-	-	-	-	152,200 NJ

Table 2
Summary of Analytical Results in Soil
Phase II Environmental Site Assessment
1540-1560 Lake Avenue, Rochester, NY

Address				1560 Lake Ave						
Sample Location				B-104			B-105		B-106	
Sample Date				23-Jan-18	23-Jan-18	23-Jan-18	23-Jan-18	23-Jan-18	23-Jan-18	23-Jan-18
Sample ID				B104-S1	B104-S2	B104-S3	B105-S1	B105-S2	B106-S1	B106-S2
Sample Depth				4 - 5 ft bgs	5 - 5.5 ft bgs	8 - 8.5 ft bgs	4 - 5 ft bgs	8 - 9 ft bgs	4 - 6 ft bgs	9 - 10 ft bgs
Sampling Company				STANTEC	STANTEC	STANTEC	STANTEC	STANTEC	STANTEC	STANTEC
Laboratory				ALS	ALS	ALS	ALS	ALS	ALS	ALS
Laboratory Work Order				R1800802	R1800802	R1800802	R1800802	R1800802	R1800802	R1800802
Laboratory Sample ID				R1800802-007	R1800802-008	R1800802-024	R1800802-009	R1800802-010	R1800802-011	R1800802-012
Sample Type										
PID Readings	Units	NYSDEC-Part 375	NYSDEC CP-51	0.8 ppm	641.8 ppm	1209 ppm	0.1 ppm	332.0 ppm	0.1 ppm	747.0 ppm
Volatile Organic Compounds										
Acetone	µg/kg	50[AB] 500,000[C]	n/v	-	-	3,600 U	-	**140 D[AB]**	-	4,100 U
Benzene	µg/kg	60[AB] 44,000[C]	60[FG]	-	-	**3,600 D[ABFG]**	-	29 U	-	4,100 U
Bromodichloromethane	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	n/v	-	-	3,600 U	-	29 U	-	4,100 U
Bromoform (Tribromomethane)	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	n/v	-	-	3,600 U	-	29 U	-	4,100 U
Bromomethane (Methyl bromide)	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	n/v	-	-	3,600 U	-	29 U	-	4,100 U
Butylbenzene, n-	µg/kg	12,000[AB] 500,000[C]	12,000[FG]	-	-	8,700 D	-	29 U	-	11,000 D
Butylbenzene, sec- (2-Phenylbutane)	µg/kg	11,000[AB] 500,000[C]	11,000[FG]	-	-	3,600 U	-	29 U	-	4,100 U
Butylbenzene, tert-	µg/kg	5,900[AB] 500,000[C]	5,900[FG]	-	-	3,600 U	-	29 U	-	4,100 U
Carbon Disulfide	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	2,700[D] 500,000[E]	-	-	3,600 U	-	29 U	-	4,100 U
Carbon Tetrachloride (Tetrachloromethane)	µg/kg	760[AB] 22,000[C]	n/v	-	-	3,600 U	-	29 U	-	4,100 U
Chlorobenzene (Monochlorobenzene)	µg/kg	1,100[AB] 500,000[C]	n/v	-	-	3,600 U	-	29 U	-	4,100 U
Chlorobromomethane	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	n/v	-	-	3,600 U	-	29 U	-	4,100 U
Chloroethane (Ethyl Chloride)	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	1,900[D] 500,000[E]	-	-	3,600 U	-	29 U	-	4,100 U
Chloroform (Trichloromethane)	µg/kg	370[AB] 350,000[C]	n/v	-	-	3,600 U	-	29 U	-	4,100 U
Chloromethane	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	n/v	-	-	3,600 U	-	29 U	-	4,100 U
Cyclohexane	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	n/v	-	-	23,000 D	-	110 D	-	5,600 D
Dibromo-3-Chloropropane, 1,2- (DBCP)	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	n/v	-	-	3,600 U	-	29 U	-	4,100 U
Dibromochloromethane	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	500,000[E]	-	-	3,600 U	-	29 U	-	4,100 U
Dichlorobenzene, 1,2-	µg/kg	1,100[AB] 500,000[C]	n/v	-	-	3,600 U	-	29 U	-	4,100 U
Dichlorobenzene, 1,3-	µg/kg	2,400[AB] 280,000[C]	n/v	-	-	3,600 U	-	29 U	-	4,100 U
Dichlorobenzene, 1,4-	µg/kg	1,800[AB] 130,000[C]	n/v	-	-	3,600 U	-	29 U	-	4,100 U
Dichlorodifluoromethane (Freon 12)	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	n/v	-	-	3,600 U	-	29 U	-	4,100 U
Dichloroethane, 1,1-	µg/kg	270[AB] 240,000[C]	n/v	-	-	3,600 U	-	29 U	-	4,100 U
Dichloroethane, 1,2-	µg/kg	20[m][A] 20[B] 30,000[C]	n/v	-	-	3,600 U	-	29 U	-	4,100 U
Dichloroethene, 1,1-	µg/kg	330[AB] 500,000[C]	n/v	-	-	3,600 U	-	29 U	-	4,100 U
Dichloroethene, cis-1,2-	µg/kg	250[AB] 500,000[C]	n/v	-	-	3,600 U	-	29 U	-	4,100 U
Dichloroethene, trans-1,2-	µg/kg	190[AB] 500,000[C]	n/v	-	-	3,600 U	-	29 U	-	4,100 U
Dichloropropane, 1,2-	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	500,000[E]	-	-	3,600 U	-	29 U	-	4,100 U
Dichloropropene, cis-1,3-	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	n/v	-	-	3,600 U	-	29 U	-	4,100 U
Dichloropropene, trans-1,3-	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	n/v	-	-	3,600 U	-	29 U	-	4,100 U
Dioxane, 1,4-	µg/kg	100[m][A] 100[B] 130,000[C]	n/v	-	-	72,000 U	-	580 U	-	82,000 U
Ethylbenzene	µg/kg	1,000[AB] 390,000[C]	1,000[FG]	-	-	**32,000 D[ABFG]**	-	98 D	-	**8,900 D[ABFG]**
Ethylene Dibromide (Dibromoethane, 1,2-)	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	n/v	-	-	3,600 U	-	29 U	-	4,100 U
Hexanone, 2- (Methyl Butyl Ketone)	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	n/v	-	-	3,600 U	-	29 U	-	4,100 U
Isopropylbenzene	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	2,300[DFG] 500,000[E]	-	-	**3,900 D[DFG]**	-	29 U	-	4,100 U
Isopropyltoluene, p- (Cymene)	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	10,000[DFG] 500,000[E]	-	-	3,600 U	-	29 U	-	4,100 U
Methyl Acetate	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	n/v	-	-	3,600 U	-	29 U	-	4,100 U
Methyl Ethyl Ketone (MEK) (2-Butanone)	µg/kg	120[AB] 500,000[C]	300[D] 500,000[E]	-	-	3,600 U	-	29 U	-	4,100 U
Methyl Isobutyl Ketone (MIBK)	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	1,000[D] 500,000[E]	-	-	3,600 U	-	29 U	-	4,100 U
Methyl tert-butyl ether (MTBE)	µg/kg	930[AB] 500,000[C]	930[F]	-	-	3,600 U	-	29 U	-	4,100 U
Methylcyclohexane	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	n/v	-	-	13,000 D	-	72 D	-	5,400 D
Methylene Chloride (Dichloromethane)	µg/kg	50[AB] 500,000[C]	n/v	-	-	3,600 U	-	29 U	-	4,100 U
Propylbenzene, n-	µg/kg	3,900[AB] 500,000[C]	3,900[FG]	-	-	**18,000 D[ABFG]**	-	68 D	-	**14,000 D[ABFG]**
Styrene	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	500,000[E]	-	-	3,600 U	-	29 U	-	4,100 U
Tetrachloroethane, 1,1,2,2-	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	600[D] 500,000[E]	-	-	3,600 U	-	29 U	-	4,100 U
Tetrachloroethene (PCE)	µg/kg	1,300[AB] 150,000[C]	500,000[E]	-	-	3,600 U	-	29 U	-	4,100 U
Toluene	µg/kg	700[AB] 500,000[C]	700[FG]	-	-	3,600 U	-	29 U	-	4,100 U
Trichlorobenzene, 1,2,3-	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	500,000[E]	-	-	3,600 U	-	29 U	-	4,100 U
Trichlorobenzene, 1,2,4-	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	3,400[D] 500,000[E]	-	-	3,600 U	-	29 U	-	4,100 U
Trichloroethane, 1,1,1-	µg/kg	680[AB] 500,000[C]	n/v	-	-	3,600 U	-	29 U	-	4,100 U
Trichloroethane, 1,1,2-	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	n/v	-	-	3,600 U	-	29 U	-	4,100 U
Trichloroethene (TCE)	µg/kg	470[AB] 200,000[C]	n/v	-	-	3,600 U	-	29 U	-	4,100 U
Trichlorofluoromethane (Freon 11)	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	n/v	-	-	3,600 U	-	29 U	-	4,100 U
Trichlorotrifluoroethane (Freon 113)	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	6,000[D] 500,000[E]	-	-	3,600 U	-	29 U	-	4,100 U
Trimethylbenzene, 1,2,4-	µg/kg	3,600[AB] 190,000[C]	3,600[FG]	-	-	**99,000 D[ABFG]**	-	430 D	-	**140,000 D[ABFG]**
Trimethylbenzene, 1,3,5-	µg/kg	8,400[AB] 190,000[C]	8,400[FG]	-	-	**25,000 D[ABFG]**	-	29 U	-	**40,000 D[ABFG]**
Vinyl Chloride	µg/kg	20[AB] 13,000[C]	n/v	-	-	3,600 U	-	29 U	-	4,100 U
Xylene, m & p-	µg/kg	260[A] 1,600[B] 500,000[C,p]	n/v	-	-	**74,000 D[AB]**	-	**320 D[A]**	-	**25,000 D[AB]**
Xylene, o-	µg/kg	260[A] 1,600[B] 500,000[C,p]	n/v	-	-	3,600 U	-	92 D	-	4,100 U
Total VOC	µg/kg	n/v	n/v	-	-	300,200	-	1,330	-	249,900
VOC - Tentatively Identified Compounds										
Total VOC TICs	µg/kg	n/v	n/v	-	-	440,000 NJ	-	3,871 NJ	-	606,000 NJ

See notes on last page

Table 2
Summary of Analytical Results in Soil
Phase II Environmental Site Assessment
1540-1560 Lake Avenue, Rochester, NY

Address				1560 Lake Ave						
Sample Location				B-107			B-108	B-108SR	B-110	B-113
Sample Date				24-Jan-18	24-Jan-18	24-Jan-18	24-Jan-18	24-Jan-18	24-Jan-18	25-Jan-18
Sample ID				B107-S1	B107-S1	B107-S2	B108-S	B108SR-S	B110-S	B113-S
Sample Depth				8 - 9 ft bgs	8 - 9 ft bgs	9 - 10 ft bgs	9 - 9.3 ft bgs	0.5 - 1.5 ft bgs	1 - 2 ft bgs	18.2 - 18.7 ft bgs
Sampling Company				STANTEC	STANTEC	STANTEC	STANTEC	STANTEC	STANTEC	STANTEC
Laboratory				ALS	ALS	ALS	ALS	ALS	ALS	ALS
Laboratory Work Order				2293595	R1800802	R1800802	R1800802	R1800802	R1800802	R1800802
Laboratory Sample ID				2293595002	R1800802-013	R1800802-025	R1800802-014	R1800802-015	R1800802-016	R1800802-017
Sample Type										
PID Readings	Units	NYSDEC-Part 375	NYSDEC CP-51	910.5 ppm	910.5 ppm	1180 ppm	607.0 ppm	17.9 ppm	0.0 ppm	4.5 ppm
General Chemistry										
Moisture Content	%	n/v	n/v	15.4	-	-	-	-	-	-
Total Solids	%	n/v	n/v	84.6	86.5	85.1	89.8	87.7	88.5	92.5
Petroleum Hydrocarbons										
TPH - Gasoline	µg/kg	n/v	n/v	10,000 U	-	-	-	-	-	-
TPH (C10-C28 Alkanes) - Diesel Range Organics (DRO)	µg/kg	n/v	n/v	-	46,000 U	-	-	-	-	-
Metals										
Arsenic	mg/kg	13_n^A 16_g^{BC}	n/v	-	-	-	-	6.8	-	-
Barium	mg/kg	350_h^A 820^B 400^C	n/v	-	-	-	-	112	-	-
Cadmium	mg/kg	2.5_n^A 7.5^B 9.3^C	n/v	-	-	-	-	0.56 U	-	-
Chromium	mg/kg	$30_{n,i}^A$ $_{NS,q}^B$ $1,500^C$	n/v	-	-	-	-	9.2	-	-
Lead	mg/kg	63_n^A 450^B $1,000^C$	n/v	-	-	-	-	**178**^{A}	-	-
Mercury	mg/kg	0.18_n^A 0.73^B 2.8_q^C	n/v	-	-	-	-	0.153	-	-
Selenium	mg/kg	3.9_n^A 4_g^B $1,500^C$	n/v	-	-	-	-	1.1 U	-	-
Silver	mg/kg	2^A 8.3^B $1,500^C$	n/v	-	-	-	-	1.1 U	-	-
Polychlorinated Biphenyls										
Aroclor 1016	µg/kg	$_o^{ABC}$	n/v	-	-	-	-	38 U	-	-
Aroclor 1221	µg/kg	$_o^{ABC}$	n/v	-	-	-	-	76 U	-	-
Aroclor 1232	µg/kg	$_o^{ABC}$	n/v	-	-	-	-	38 U	-	-
Aroclor 1242	µg/kg	$_o^{ABC}$	n/v	-	-	-	-	38 U	-	-
Aroclor 1248	µg/kg	$_o^{ABC}$	n/v	-	-	-	-	38 U	-	-
Aroclor 1254	µg/kg	$_o^{ABC}$	n/v	-	-	-	-	38 U	-	-
Aroclor 1260	µg/kg	$_o^{ABC}$	n/v	-	-	-	-	38 U	-	-
Polychlorinated Biphenyls (PCBs)	µg/kg	100^A $3,200^B$ $1,000^C$	n/v	-	-	-	-	ND	-	-
Pesticides										
Aldrin	µg/kg	5_h^A 190^B 680^C	n/v	-	-	-	-	1.9 U	-	-
BHC, alpha-	µg/kg	20^{AB} $3,400^C$	n/v	-	-	-	-	1.9 U	-	-
BHC, beta-	µg/kg	36^A 90^B $3,000^C$	n/v	-	-	-	-	1.9 U	-	-
BHC, delta-	µg/kg	40_n^A 250^B $500,000_c^C$	n/v	-	-	-	-	1.9 U	-	-
Camphechlor (Toxaphene)	µg/kg	$100,000_a^A$ $1,000,000_a^B$ $500,000_c^C$	n/v	-	-	-	-	19 U	-	-
Chlordane, alpha-	µg/kg	94^A $2,900^B$ $24,000^C$	n/v	-	-	-	-	1.9 U	-	-
Chlordane, gamma-	µg/kg	$100,000_a^A$ $1,000,000_a^B$ $500,000_c^C$	$14,000^D$ $500,000_a^E$	-	-	-	-	1.9 U	-	-
DDD (p,p'-DDD)	µg/kg	3.3_m^A $14,000^B$ $92,000^C$	n/v	-	-	-	-	1.9 U	-	-
DDE (p,p'-DDE)	µg/kg	3.3_m^A $17,000^B$ $62,000^C$	n/v	-	-	-	-	1.9 U	-	-
DDT (p,p'-DDT)	µg/kg	3.3_m^A $136,000^B$ $47,000^C$	n/v	-	-	-	-	1.9 U	-	-
Dieldrin	µg/kg	5_h^A 100^B $1,400^C$	n/v	-	-	-	-	1.9 U	-	-
Endosulfan I	µg/kg	$2,400_f^A$ $102,000^B$ $200,000_f^C$	n/v	-	-	-	-	1.9 U	-	-
Endosulfan II	µg/kg	$2,400_f^A$ $102,000^B$ $200,000_f^C$	n/v	-	-	-	-	1.9 U	-	-
Endosulfan Sulfate	µg/kg	$2,400_f^A$ $1,000,000_a^B$ $200,000_f^C$	n/v	-	-	-	-	1.9 U	-	-
Endrin	µg/kg	14^A 60^B $89,000^C$	n/v	-	-	-	-	1.9 U	-	-
Endrin Aldehyde	µg/kg	$100,000_a^A$ $1,000,000_a^B$ $500,000_c^C$	n/v	-	-	-	-	1.9 U	-	-
Endrin Ketone	µg/kg	$100,000_a^A$ $1,000,000_a^B$ $500,000_c^C$	n/v	-	-	-	-	1.9 U	-	-
Heptachlor	µg/kg	42^A 380^B $15,000^C$	n/v	-	-	-	-	1.9 U	-	-
Heptachlor Epoxide	µg/kg	$100,000_a^A$ $1,000,000_a^B$ $500,000_c^C$	20^D $500,000_a^E$	-	-	-	-	1.9 U	-	-
Lindane (Hexachlorocyclohexane, gamma)	µg/kg	100^{AB} $9,200^C$	n/v	-	-	-	-	36	-	-
Methoxychlor (4,4'-Methoxychlor)	µg/kg	$100,000_a^A$ $1,000,000_a^B$ $500,000_c^C$	$900,000^D$ $500,000_a^E$	-	-	-	-	1.9 U	-	-
Semi-Volatile Organic Compounds										
Acenaphthene	µg/kg	$20,000^A$ $98,000^B$ $500,000_c^C$	$20,000^G$	-	-	-	-	-	1,800 U	-
Acenaphthylene	µg/kg	$100,000_a^A$ $107,000^B$ $500,000_c^C$	$100,000^G$	-	-	-	-	-	1,800 U	-
Anthracene	µg/kg	$100,000_a^A$ $1,000,000_a^B$ $500,000_c^C$	$100,000^G$	-	-	-	-	-	1,800 U	-
Benzo(a)anthracene	µg/kg	$1,000_n^A$ $1,000_g^B$ $5,600^C$	$1,000^G$	-	-	-	-	-	**4,100**^{ABG}	-
Benzo(a)pyrene	µg/kg	$1,000_n^A$ $22,000^B$ $1,000_g^C$	$1,000^G$	-	-	-	-	-	**4,700**^{ACG}	-
Benzo(b)fluoranthene	µg/kg	$1,000_n^A$ $1,700^B$ $5,600^C$	$1,000^G$	-	-	-	-	-	**5,400**^{ABG}	-
Benzo(g,h,i)perylene	µg/kg	$100,000^A$ $1,000,000_a^B$ $500,000_c^C$	$100,000^G$	-	-	-	-	-	2,900	-
Benzo(k)fluoranthene	µg/kg	800_n^A $1,700^B$ $56,000^C$	800^G	-	-	-	-	-	**1,900**^{ABG}	-
Chrysene	µg/kg	$1,000_n^A$ $1,000_g^B$ $56,000^C$	$1,000^G$	-	-	-	-	-	**4,100**^{ABG}	-
Dibenzo(a,h)anthracene	µg/kg	330_m^A $1,000,000_a^B$ 560^C	330^G	-	-	-	-	-	1,800 U	-
Fluoranthene	µg/kg	$100,000_a^A$ $1,000,000_a^B$ $500,000_c^C$	$100,000^G$	-	-	-	-	-	7,000	-
Fluorene	µg/kg	$30,000^A$ $386,000^B$ $500,000_c^C$	$30,000^G$	-	-	-	-	-	1,800 U	-
Indeno(1,2,3-cd)pyrene	µg/kg	500_n^A $8,200^B$ $5,600^C$	500^G	-	-	-	-	-	**3,100**^{AG}	-
Naphthalene	µg/kg	$12,000^{AB}$ $500,000_c^C$	$12,000^{FG}$	-	-	-	-	-	1,800 U	-
Phenanthrene	µg/kg	$100,000^A$ $1,000,000_a^B$ $500,000_c^C$	$100,000^G$	-	-	-	-	-	3,600	-
Pyrene	µg/kg	$100,000^A$ $1,000,000_a^B$ $500,000_c^C$	$100,000^G$	-	-	-	-	-	7,100	-
Total SVOC	µg/kg	n/v	n/v	-	-	-	-	-	43,900	-
SVOC - Tentatively Identified Compounds										
Total SVOC TICs	µg/kg	n/v	n/v	-	-	-	-	-	-	-

Table 2
Summary of Analytical Results in Soil
Phase II Environmental Site Assessment
1540-1560 Lake Avenue, Rochester, NY

Address				1560 Lake Ave						
Sample Location				B-107			B-108	B-108SR	B-110	B-113
Sample Date				24-Jan-18	24-Jan-18	24-Jan-18	24-Jan-18	24-Jan-18	24-Jan-18	25-Jan-18
Sample ID				B107-S1	B107-S1	B107-S2	B108-S	B108SR-S	B110-S	B113-S
Sample Depth				8 - 9 ft bgs	8 - 9 ft bgs	9 - 10 ft bgs	9 - 9.3 ft bgs	0.5 - 1.5 ft bgs	1 - 2 ft bgs	18.2 - 18.7 ft bgs
Sampling Company				STANTEC	STANTEC	STANTEC	STANTEC	STANTEC	STANTEC	STANTEC
Laboratory				ALS	ALS	ALS	ALS	ALS	ALS	ALS
Laboratory Work Order				2293595	R1800802	R1800802	R1800802	R1800802	R1800802	R1800802
Laboratory Sample ID				2293595002	R1800802-013	R1800802-025	R1800802-014	R1800802-015	R1800802-016	R1800802-017
Sample Type										
PID Readings	Units	NYSDEC-Part 375	NYSDEC CP-51	910.5 ppm	910.5 ppm	1180 ppm	607.0 ppm	17.9 ppm	0.0 ppm	4.5 ppm
Volatile Organic Compounds										
Acetone	µg/kg	50[AB] 500,000$_c$[C]	n/v	-	-	16,000 U	1,400 U	-	-	11
Benzene	µg/kg	60[AB] 44,000[C]	60[FG]	-	-	16,000 U	1,400 U	-	-	12
Bromodichloromethane	µg/kg	100,000$_a$[A] 1,000,000$_a$[B] 500,000$_c$[C]	n/v	-	-	16,000 U	1,400 U	-	-	5.4 U
Bromoform (Tribromomethane)	µg/kg	100,000$_a$[A] 1,000,000$_a$[B] 500,000$_c$[C]	n/v	-	-	16,000 U	1,400 U	-	-	5.4 U
Bromomethane (Methyl bromide)	µg/kg	100,000$_a$[A] 1,000,000$_a$[B] 500,000$_c$[C]	n/v	-	-	16,000 U	1,400 U	-	-	5.4 U
Butylbenzene, n-	µg/kg	12,000[AB] 500,000$_c$[C]	12,000[FG]	-	-	16,000 U	3,600	-	-	5.4 U
Butylbenzene, sec- (2-Phenylbutane)	µg/kg	11,000[AB] 500,000$_c$[C]	11,000[FG]	-	-	16,000 U	1,400 U	-	-	5.4 U
Butylbenzene, tert-	µg/kg	5,900[AB] 500,000$_c$[C]	5,900[FG]	-	-	16,000 U	1,400 U	-	-	5.4 U
Carbon Disulfide	µg/kg	100,000$_a$[A] 1,000,000$_a$[B] 500,000$_c$[C]	2,700[D] 500,000$_a$[E]	-	-	16,000 U	1,400 U	-	-	5.4 U
Carbon Tetrachloride (Tetrachloromethane)	µg/kg	760[AB] 22,000[C]	n/v	-	-	16,000 U	1,400 U	-	-	5.4 U
Chlorobenzene (Monochlorobenzene)	µg/kg	1,100[AB] 500,000$_c$[C]	n/v	-	-	16,000 U	1,400 U	-	-	5.4 U
Chlorobromomethane	µg/kg	100,000$_a$[A] 1,000,000$_a$[B] 500,000$_c$[C]	n/v	-	-	16,000 U	1,400 U	-	-	5.4 U
Chloroethane (Ethyl Chloride)	µg/kg	100,000$_a$[A] 1,000,000$_a$[B] 500,000$_c$[C]	1,900[D] 500,000$_a$[E]	-	-	16,000 U	1,400 U	-	-	5.4 U
Chloroform (Trichloromethane)	µg/kg	370[AB] 350,000[C]	n/v	-	-	16,000 U	1,400 U	-	-	5.4 U
Chloromethane	µg/kg	100,000$_a$[A] 1,000,000$_a$[B] 500,000$_c$[C]	n/v	-	-	16,000 U	1,400 U	-	-	5.4 U
Cyclohexane	µg/kg	100,000$_a$[A] 1,000,000$_a$[B] 500,000$_c$[C]	n/v	-	-	34,000	2,500	-	-	5.4 U
Dibromo-3-Chloropropane, 1,2- (DBCP)	µg/kg	100,000$_a$[A] 1,000,000$_a$[B] 500,000$_c$[C]	n/v	-	-	16,000 U	1,400 U	-	-	5.4 U
Dibromochloromethane	µg/kg	100,000$_a$[A] 1,000,000$_a$[B] 500,000$_c$[C]	500,000$_a$[E]	-	-	16,000 U	1,400 U	-	-	5.4 U
Dichlorobenzene, 1,2-	µg/kg	1,100[AB] 500,000$_c$[C]	n/v	-	-	16,000 U	1,400 U	-	-	5.4 U
Dichlorobenzene, 1,3-	µg/kg	2,400[AB] 280,000[C]	n/v	-	-	16,000 U	1,400 U	-	-	5.4 U
Dichlorobenzene, 1,4-	µg/kg	1,800[AB] 130,000[C]	n/v	-	-	16,000 U	1,400 U	-	-	5.4 U
Dichlorodifluoromethane (Freon 12)	µg/kg	100,000$_a$[A] 1,000,000$_a$[B] 500,000$_c$[C]	n/v	-	-	16,000 U	1,400 U	-	-	5.4 U
Dichloroethane, 1,1-	µg/kg	270[AB] 240,000[C]	n/v	-	-	16,000 U	1,400 U	-	-	5.4 U
Dichloroethane, 1,2-	µg/kg	20$_m$[A] 20$_g$[B] 30,000[C]	n/v	-	-	16,000 U	1,400 U	-	-	5.4 U
Dichloroethene, 1,1-	µg/kg	330[AB] 500,000$_c$[C]	n/v	-	-	16,000 U	1,400 U	-	-	5.4 U
Dichloroethene, cis-1,2-	µg/kg	250[AB] 500,000$_c$[C]	n/v	-	-	16,000 U	1,400 U	-	-	5.4 U
Dichloroethene, trans-1,2-	µg/kg	190[AB] 500,000$_c$[C]	n/v	-	-	16,000 U	1,400 U	-	-	5.4 U
Dichloropropane, 1,2-	µg/kg	100,000$_a$[A] 1,000,000$_a$[B] 500,000$_c$[C]	500,000$_a$[E]	-	-	16,000 U	1,400 U	-	-	5.4 U
Dichloropropene, cis-1,3-	µg/kg	100,000$_a$[A] 1,000,000$_a$[B] 500,000$_c$[C]	n/v	-	-	16,000 U	1,400 U	-	-	5.4 U
Dichloropropene, trans-1,3-	µg/kg	100,000$_a$[A] 1,000,000$_a$[B] 500,000$_c$[C]	n/v	-	-	16,000 U	1,400 U	-	-	5.4 U
Dioxane, 1,4-	µg/kg	100$_m$[A] 100$_g$[B] 130,000[C]	n/v	-	-	310,000 U	29,000 U	-	-	110 U
Ethylbenzene	µg/kg	1,000[AB] 390,000[C]	1,000[FG]	-	-	**100,000[ABFG]**	1,400 U	-	-	5.4 U
Ethylene Dibromide (Dibromoethane, 1,2-)	µg/kg	100,000$_a$[A] 1,000,000$_a$[B] 500,000$_c$[C]	n/v	-	-	16,000 U	1,400 U	-	-	5.4 U
Hexanone, 2- (Methyl Butyl Ketone)	µg/kg	100,000$_a$[A] 1,000,000$_a$[B] 500,000$_c$[C]	n/v	-	-	16,000 U	1,400 U	-	-	5.4 U
Isopropylbenzene	µg/kg	100,000$_a$[A] 1,000,000$_a$[B] 500,000$_c$[C]	2,300[DFG] 500,000$_a$[E]	-	-	16,000 U	1,400 U	-	-	5.4 U
Isopropyltoluene, p- (Cymene)	µg/kg	100,000$_a$[A] 1,000,000$_a$[B] 500,000$_c$[C]	10,000[DFG] 500,000$_a$[E]	-	-	16,000 U	1,400 U	-	-	5.4 U
Methyl Acetate	µg/kg	100,000$_a$[A] 1,000,000$_a$[B] 500,000$_c$[C]	n/v	-	-	16,000 U	1,400 U	-	-	5.4 U
Methyl Ethyl Ketone (MEK) (2-Butanone)	µg/kg	120[AB] 500,000$_c$[C]	300[D] 500,000$_a$[E]	-	-	16,000 U	1,400 U	-	-	5.4 U
Methyl Isobutyl Ketone (MIBK)	µg/kg	100,000$_a$[A] 1,000,000$_a$[B] 500,000$_c$[C]	1,000[D] 500,000$_a$[E]	-	-	16,000 U	1,400 U	-	-	5.4 U
Methyl tert-butyl ether (MTBE)	µg/kg	930[AB] 500,000$_c$[C]	930[F]	-	-	16,000 U	1,400 U	-	-	5.4 U
Methylcyclohexane	µg/kg	100,000$_a$[A] 1,000,000$_a$[B] 500,000$_c$[C]	n/v	-	-	27,000	1,400 U	-	-	5.4 U
Methylene Chloride (Dichloromethane)	µg/kg	50[AB] 500,000$_c$[C]	n/v	-	-	16,000 U	1,400 U	-	-	5.4 U
Propylbenzene, n-	µg/kg	3,900[AB] 500,000$_c$[C]	3,900[FG]	-	-	**53,000[ABFG]**	**4,200[ABFG]**	-	-	5.4 U
Styrene	µg/kg	100,000$_a$[A] 1,000,000$_a$[B] 500,000$_c$[C]	500,000$_a$[E]	-	-	16,000 U	1,400 U	-	-	5.4 U
Tetrachloroethane, 1,1,2,2-	µg/kg	100,000$_a$[A] 1,000,000$_a$[B] 500,000$_c$[C]	600[D] 500,000$_a$[E]	-	-	16,000 U	1,400 U	-	-	5.4 U
Tetrachloroethene (PCE)	µg/kg	1,300[AB] 150,000[C]	500,000$_a$[E]	-	-	16,000 U	1,400 U	-	-	5.4 U
Toluene	µg/kg	700[AB] 500,000$_c$[C]	700[FG]	-	-	16,000 U	1,400 U	-	-	5.4 U
Trichlorobenzene, 1,2,3-	µg/kg	100,000$_a$[A] 1,000,000$_a$[B] 500,000$_c$[C]	500,000$_a$[E]	-	-	16,000 U	1,400 U	-	-	5.4 U
Trichlorobenzene, 1,2,4-	µg/kg	100,000$_a$[A] 1,000,000$_a$[B] 500,000$_c$[C]	3,400[D] 500,000$_a$[E]	-	-	16,000 U	1,400 U	-	-	5.4 U
Trichloroethane, 1,1,1-	µg/kg	680[AB] 500,000$_c$[C]	n/v	-	-	16,000 U	1,400 U	-	-	5.4 U
Trichloroethane, 1,1,2-	µg/kg	100,000$_a$[A] 1,000,000$_a$[B] 500,000$_c$[C]	n/v	-	-	16,000 U	1,400 U	-	-	5.4 U
Trichloroethene (TCE)	µg/kg	470[AB] 200,000[C]	n/v	-	-	16,000 U	1,400 U	-	-	5.4 U
Trichlorofluoromethane (Freon 11)	µg/kg	100,000$_a$[A] 1,000,000$_a$[B] 500,000$_c$[C]	n/v	-	-	16,000 U	1,400 U	-	-	5.4 U
Trichlorotrifluoroethane (Freon 113)	µg/kg	100,000$_a$[A] 1,000,000$_a$[B] 500,000$_c$[C]	6,000[D] 500,000$_a$[E]	-	-	16,000 U	1,400 U	-	-	5.4 U
Trimethylbenzene, 1,2,4-	µg/kg	3,600[AB] 190,000[C]	3,600[FG]	-	-	**330,000[ABCFG]**	**28,000[ABFG]**	-	-	5.4 U
Trimethylbenzene, 1,3,5-	µg/kg	8,400[AB] 190,000[C]	8,400[FG]	-	-	**97,000[ABFG]**	2,000	-	-	5.4 U
Vinyl Chloride	µg/kg	20[AB] 13,000[C]	n/v	-	-	16,000 U	1,400 U	-	-	5.4 U
Xylene, m & p-	µg/kg	260$_p$[A] 1,600$_p$[B] 500,000$_{c,p}$[C]	n/v	-	-	**410,000[AB]**	**2,900[AB]**	-	-	11 U
Xylene, o-	µg/kg	260$_p$[A] 1,600$_p$[B] 500,000$_{c,p}$[C]	n/v	-	-	**140,000[AB]**	1,400 U	-	-	5.4 U
Total VOC	µg/kg	n/v	n/v	-	-	1,191,000	43,200	-	-	23
VOC - Tentatively Identified Compounds										
Total VOC TICs	µg/kg	n/v	n/v	-	-	-	-	-	-	-

See notes on last page

Table 2
Summary of Analytical Results in Soil
Phase II Environmental Site Assessment
1540-1560 Lake Avenue, Rochester, NY

Address				1560 Lake Ave				
Sample Location				B-124			B-126	
Sample Date				26-Jan-18	26-Jan-18	26-Jan-18	26-Jan-18	26-Jan-18
Sample ID				B124-S1	B124-S2	B124-S2	B126-S	B126-S
Sample Depth				4 - 5.3 ft bgs	8 - 8.8 ft bgs	8 - 8.8 ft bgs	4.8 - 8.8 ft bgs	4.8 - 8.8 ft bgs
Sampling Company				STANTEC	STANTEC	STANTEC	STANTEC	STANTEC
Laboratory				ALS	ALS	ALS	ALS	ALS
Laboratory Work Order				R1800802	2293595	R1800802	2293595	R1800802
Laboratory Sample ID				R1800802-022	2293595004	R1800802-027	2293595003	R1800802-023
Sample Type								
PID Readings	Units	NYSDEC-Part 375	NYSDEC CP-51	0.0 ppm	14.8 ppm	14.8 ppm	80.5 ppm	80.5 ppm
General Chemistry								
Moisture Content	%	n/v	n/v	-	13.7	-	13	-
Total Solids	%	n/v	n/v	87.0	86.3	87.9	87	80.4
Petroleum Hydrocarbons								
TPH - Gasoline	µg/kg	n/v	n/v	-	17,500	-	74,900	-
TPH (C10-C28 Alkanes) - Diesel Range Organics (DRO)	µg/kg	n/v	n/v	-	-	45,000 U	-	310,000
Metals								
Arsenic	mg/kg	13_n^A 16_g^{BC}	n/v	7.4	-	-	-	-
Barium	mg/kg	350_h^A 820^B 400^C	n/v	57.6	-	-	-	-
Cadmium	mg/kg	2.5_n^A 7.5^B 9.3^C	n/v	0.62	-	-	-	-
Chromium	mg/kg	$30_{n,i}^A$ $_{NS,q}^B$ $1,500^C$	n/v	8.0	-	-	-	-
Lead	mg/kg	63_n^A 450^B $1,000^C$	n/v	40.9	-	-	-	-
Mercury	mg/kg	0.18_n^A 0.73^B 2.8_q^C	n/v	0.054	-	-	-	-
Selenium	mg/kg	3.9_n^A 4_g^B $1,500^C$	n/v	1.1 U	-	-	-	-
Silver	mg/kg	2^A 8.3^B $1,500^C$	n/v	1.1 U	-	-	-	-
Polychlorinated Biphenyls								
Aroclor 1016	µg/kg	$_o^{ABC}$	n/v	-	-	37 U	-	41 U
Aroclor 1221	µg/kg	$_o^{ABC}$	n/v	-	-	76 U	-	83 U
Aroclor 1232	µg/kg	$_o^{ABC}$	n/v	-	-	37 U	-	41 U
Aroclor 1242	µg/kg	$_o^{ABC}$	n/v	-	-	37 U	-	41 U
Aroclor 1248	µg/kg	$_o^{ABC}$	n/v	-	-	37 U	-	41 U
Aroclor 1254	µg/kg	$_o^{ABC}$	n/v	-	-	37 U	-	41 U
Aroclor 1260	µg/kg	$_o^{ABC}$	n/v	-	-	37 U	-	41 U
Polychlorinated Biphenyls (PCBs)	µg/kg	100^A $3,200^B$ $1,000^C$	n/v	-	-	ND	-	ND
Pesticides								
Aldrin	µg/kg	5_n^A 190^B 680^C	n/v	1.9 U	-	-	-	-
BHC, alpha-	µg/kg	20^{AB} $3,400^C$	n/v	1.9 U	-	-	-	-
BHC, beta-	µg/kg	36^A 90^B $3,000^C$	n/v	1.9 U	-	-	-	-
BHC, delta-	µg/kg	40_n^A 250^B $500,000_c^C$	n/v	1.9 U	-	-	-	-
Camphechlor (Toxaphene)	µg/kg	$100,000_a^A$ $1,000,000_a^B$ $500,000_c^C$	n/v	19 U	-	-	-	-
Chlordane, alpha-	µg/kg	94^A $2,900^B$ $24,000^C$	n/v	1.9 U	-	-	-	-
Chlordane, gamma-	µg/kg	$100,000_a^A$ $1,000,000_a^B$ $500,000_c^C$	$14,000^D$ $500,000_a^E$	1.9 U	-	-	-	-
DDD (p,p'-DDD)	µg/kg	3.3_m^A $14,000^B$ $92,000^C$	n/v	1.9 U	-	-	-	-
DDE (p,p'-DDE)	µg/kg	3.3_m^A $17,000^B$ $62,000^C$	n/v	1.9 U	-	-	-	-
DDT (p,p'-DDT)	µg/kg	3.3_m^A $136,000^B$ $47,000^C$	n/v	**3.4**^{A}	-	-	-	-
Dieldrin	µg/kg	5_n^A 100^B $1,400^C$	n/v	1.9 U	-	-	-	-
Endosulfan I	µg/kg	$2,400_l^A$ $102,000^B$ $200,000_l^C$	n/v	1.9 U	-	-	-	-
Endosulfan II	µg/kg	$2,400_l^A$ $102,000^B$ $200,000_l^C$	n/v	1.9 U	-	-	-	-
Endosulfan Sulfate	µg/kg	$2,400_l^A$ $1,000,000_a^B$ $200,000_l^C$	n/v	1.9 U	-	-	-	-
Endrin	µg/kg	14^A 60^B $89,000^C$	n/v	1.9 U	-	-	-	-
Endrin Aldehyde	µg/kg	$100,000_a^A$ $1,000,000_a^B$ $500,000_c^C$	n/v	1.9 U	-	-	-	-
Endrin Ketone	µg/kg	$100,000_a^A$ $1,000,000_a^B$ $500,000_c^C$	n/v	1.9 U	-	-	-	-
Heptachlor	µg/kg	42^A 380^B $15,000^C$	n/v	1.9 U	-	-	-	-
Heptachlor Epoxide	µg/kg	$100,000_a^A$ $1,000,000_a^B$ $500,000_c^C$	20^D $500,000_a^E$	1.9 U	-	-	-	-
Lindane (Hexachlorocyclohexane, gamma)	µg/kg	100^{AB} $9,200^C$	n/v	2.6	-	-	-	-
Methoxychlor (4,4'-Methoxychlor)	µg/kg	$100,000_a^A$ $1,000,000_a^B$ $500,000_c^C$	$900,000^D$ $500,000_a^E$	1.9 U	-	-	-	-
Semi-Volatile Organic Compounds								
Acenaphthene	µg/kg	$20,000^A$ $98,000^B$ $500,000_c^C$	$20,000^G$	-	-	380 U	-	1,200 U
Acenaphthylene	µg/kg	$100,000_a^A$ $107,000^B$ $500,000_c^C$	$100,000^G$	-	-	380 U	-	1,200 U
Anthracene	µg/kg	$100,000_a^A$ $1,000,000_a^B$ $500,000_c^C$	$100,000^G$	-	-	380 U	-	1,200 U
Benzo(a)anthracene	µg/kg	$1,000_n^A$ $1,000_g^B$ $5,600^C$	$1,000^G$	-	-	380 U	-	**3,800**^{ABG}
Benzo(a)pyrene	µg/kg	$1,000_n^A$ $22,000^B$ $1,000_g^C$	$1,000^G$	-	-	380 U	-	**4,300**^{ACG}
Benzo(b)fluoranthene	µg/kg	$1,000_n^A$ $1,700^B$ $5,600^C$	$1,000^G$	-	-	380 U	-	**5,200**^{ABG}
Benzo(g,h,i)perylene	µg/kg	$100,000^A$ $1,000,000_a^B$ $500,000_c^C$	$100,000^G$	-	-	380 U	-	3,200
Benzo(k)fluoranthene	µg/kg	800_n^A $1,700^B$ $56,000^C$	800^G	-	-	380 U	-	**1,800**^{ABG}
Chrysene	µg/kg	$1,000_n^A$ $1,000_g^B$ $56,000^C$	$1,000^G$	-	-	380 U	-	**3,900**^{ABG}
Dibenzo(a,h)anthracene	µg/kg	330_m^A $1,000,000_a^B$ 560^C	330^G	-	-	380 U	-	1,200 U
Fluoranthene	µg/kg	$100,000_a^A$ $1,000,000_a^B$ $500,000_c^C$	$100,000^G$	-	-	380 U	-	6,000
Fluorene	µg/kg	$30,000^A$ $386,000^B$ $500,000_c^C$	$30,000^G$	-	-	380 U	-	1,200 U
Indeno(1,2,3-cd)pyrene	µg/kg	500_n^A $8,200^B$ $5,600^C$	500^G	-	-	380 U	-	**3,100**^{AG}
Naphthalene	µg/kg	$12,000^{AB}$ $500,000_c^C$	$12,000^{FG}$	-	-	380 U	-	1,200 U
Phenanthrene	µg/kg	$100,000^A$ $1,000,000_a^B$ $500,000_c^C$	$100,000^G$	-	-	380 U	-	2,300
Pyrene	µg/kg	$100,000^A$ $1,000,000_a^B$ $500,000_c^C$	$100,000^G$	-	-	380 U	-	5,500
Total SVOC	µg/kg	n/v	n/v	-	-	ND	-	39,100
SVOC - Tentatively Identified Compounds								
Total SVOC TICs	µg/kg	n/v	n/v	-	-	10,040 NJ	-	25,190 NJ

Table 2
Summary of Analytical Results in Soil
Phase II Environmental Site Assessment
1540-1560 Lake Avenue, Rochester, NY

Address				1560 Lake Ave				
Sample Location				B-124			B-126	
Sample Date				26-Jan-18	26-Jan-18	26-Jan-18	26-Jan-18	26-Jan-18
Sample ID				B124-S1	B124-S2	B124-S2	B126-S	B126-S
Sample Depth				4 - 5.3 ft bgs	8 - 8.8 ft bgs	8 - 8.8 ft bgs	4.8 - 8.8 ft bgs	4.8 - 8.8 ft bgs
Sampling Company				STANTEC	STANTEC	STANTEC	STANTEC	STANTEC
Laboratory				ALS	ALS	ALS	ALS	ALS
Laboratory Work Order				R1800802	2293595	R1800802	2293595	R1800802
Laboratory Sample ID				R1800802-022	2293595004	R1800802-027	2293595003	R1800802-023
Sample Type								
PID Readings	Units	NYSDEC-Part 375	NYSDEC CP-51	0.0 ppm	14.8 ppm	14.8 ppm	80.5 ppm	80.5 ppm
Volatile Organic Compounds								
Acetone	µg/kg	50[AB] 500,000[C]	n/v	-	-	37	-	840 U
Benzene	µg/kg	60[AB] 44,000[C]	60[FG]	-	-	28 U	-	840 U
Bromodichloromethane	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	n/v	-	-	28 U	-	840 U
Bromoform (Tribromomethane)	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	n/v	-	-	28 U	-	840 U
Bromomethane (Methyl bromide)	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	n/v	-	-	28 U	-	840 U
Butylbenzene, n-	µg/kg	12,000[AB] 500,000[C]	12,000[FG]	-	-	28 U	-	4,300
Butylbenzene, sec- (2-Phenylbutane)	µg/kg	11,000[AB] 500,000[C]	11,000[FG]	-	-	28 U	-	1,400
Butylbenzene, tert-	µg/kg	5,900[AB] 500,000[C]	5,900[FG]	-	-	28 U	-	840 U
Carbon Disulfide	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	2,700[D] 500,000[E]	-	-	28 U	-	840 U
Carbon Tetrachloride (Tetrachloromethane)	µg/kg	760[AB] 22,000[C]	n/v	-	-	28 U	-	840 U
Chlorobenzene (Monochlorobenzene)	µg/kg	1,100[AB] 500,000[C]	n/v	-	-	28 U	-	840 U
Chlorobromomethane	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	n/v	-	-	28 U	-	840 U
Chloroethane (Ethyl Chloride)	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	1,900[D] 500,000[E]	-	-	28 U	-	840 U
Chloroform (Trichloromethane)	µg/kg	370[AB] 350,000[C]	n/v	-	-	28 U	-	840 U
Chloromethane	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	n/v	-	-	28 U	-	840 U
Cyclohexane	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	n/v	-	-	28 U	-	5,200
Dibromo-3-Chloropropane, 1,2- (DBCP)	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	n/v	-	-	28 U	-	840 U
Dibromochloromethane	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	500,000[E]	-	-	28 U	-	840 U
Dichlorobenzene, 1,2-	µg/kg	1,100[AB] 500,000[C]	n/v	-	-	28 U	-	840 U
Dichlorobenzene, 1,3-	µg/kg	2,400[AB] 280,000[C]	n/v	-	-	28 U	-	840 U
Dichlorobenzene, 1,4-	µg/kg	1,800[AB] 130,000[C]	n/v	-	-	28 U	-	840 U
Dichlorodifluoromethane (Freon 12)	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	n/v	-	-	28 U	-	840 U
Dichloroethane, 1,1-	µg/kg	270[AB] 240,000[C]	n/v	-	-	28 U	-	840 U
Dichloroethane, 1,2-	µg/kg	20$_m$[A] 20$_s$[B] 30,000[C]	n/v	-	-	28 U	-	840 U
Dichloroethene, 1,1-	µg/kg	330[AB] 500,000[C]	n/v	-	-	28 U	-	840 U
Dichloroethene, cis-1,2-	µg/kg	250[AB] 500,000[C]	n/v	-	-	28 U	-	840 U
Dichloroethene, trans-1,2-	µg/kg	190[AB] 500,000[C]	n/v	-	-	28 U	-	840 U
Dichloropropane, 1,2-	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	500,000[E]	-	-	28 U	-	840 U
Dichloropropene, cis-1,3-	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	n/v	-	-	28 U	-	840 U
Dichloropropene, trans-1,3-	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	n/v	-	-	28 U	-	840 U
Dioxane, 1,4-	µg/kg	100$_m$[A] 100[B] 130,000[C]	n/v	-	-	570 U	-	17,000 U
Ethylbenzene	µg/kg	1,000[AB] 390,000[C]	1,000[FG]	-	-	28 U	-	840 U
Ethylene Dibromide (Dibromoethane, 1,2-)	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	n/v	-	-	28 U	-	840 U
Hexanone, 2- (Methyl Butyl Ketone)	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	n/v	-	-	28 U	-	840 U
Isopropylbenzene	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	2,300[DFG] 500,000[E]	-	-	28 U	-	1,700
Isopropyltoluene, p- (Cymene)	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	10,000[DFG] 500,000[E]	-	-	28 U	-	840 U
Methyl Acetate	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	n/v	-	-	28 U	-	840 U
Methyl Ethyl Ketone (MEK) (2-Butanone)	µg/kg	120[AB] 500,000[C]	300[D] 500,000[E]	-	-	28 U	-	840 U
Methyl Isobutyl Ketone (MIBK)	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	1,000[D] 500,000[E]	-	-	28 U	-	840 U
Methyl tert-butyl ether (MTBE)	µg/kg	930[AB] 500,000[C]	930[F]	-	-	28 U	-	840 U
Methylcyclohexane	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	n/v	-	-	28 U	-	2,900
Methylene Chloride (Dichloromethane)	µg/kg	50[AB] 500,000[C]	n/v	-	-	28 U	-	840 U
Propylbenzene, n-	µg/kg	3,900[AB] 500,000[C]	3,900[FG]	-	-	28 U	-	**8,700[ABFG]**
Styrene	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	500,000[E]	-	-	28 U	-	840 U
Tetrachloroethane, 1,1,2,2-	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	600[D] 500,000[E]	-	-	28 U	-	840 U
Tetrachloroethene (PCE)	µg/kg	1,300[AB] 150,000[C]	500,000[E]	-	-	28 U	-	840 U
Toluene	µg/kg	700[AB] 500,000[C]	700[FG]	-	-	28 U	-	840 U
Trichlorobenzene, 1,2,3-	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	500,000[E]	-	-	28 U	-	840 U
Trichlorobenzene, 1,2,4-	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	3,400[D] 500,000[E]	-	-	28 U	-	840 U
Trichloroethane, 1,1,1-	µg/kg	680[AB] 500,000[C]	n/v	-	-	28 U	-	840 U
Trichloroethane, 1,1,2-	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	n/v	-	-	28 U	-	840 U
Trichloroethene (TCE)	µg/kg	470[AB] 200,000[C]	n/v	-	-	28 U	-	840 U
Trichlorofluoromethane (Freon 11)	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	n/v	-	-	28 U	-	840 U
Trichlorotrifluoroethane (Freon 113)	µg/kg	100,000[A] 1,000,000[B] 500,000[C]	6,000[D] 500,000[E]	-	-	28 U	-	840 U
Trimethylbenzene, 1,2,4-	µg/kg	3,600[AB] 190,000[C]	3,600[FG]	-	-	28 U	-	840 U
Trimethylbenzene, 1,3,5-	µg/kg	8,400[AB] 190,000[C]	8,400[FG]	-	-	28 U	-	840 U
Vinyl Chloride	µg/kg	20[AB] 13,000[C]	n/v	-	-	28 U	-	840 U
Xylene, m & p-	µg/kg	260$_p$[A] 1,600$_p$[B] 500,000$_{c,p}$[C]	n/v	-	-	57 U	-	1,700 U
Xylene, o-	µg/kg	260$_p$[A] 1,600$_p$[B] 500,000$_{c,p}$[C]	n/v	-	-	28 U	-	840 U
Total VOC	µg/kg	n/v	n/v	-	-	37	-	24,200
VOC - Tentatively Identified Compounds								
Total VOC TICs	µg/kg	n/v	n/v	-	-	2,198 NJ	-	203,800 NJ

See notes on last page

Table 2
Summary of Analytical Results in Soil
Phase II Environmental Site Assessment
1540-1560 Lake Avenue, Rochester, NY

Notes:

NYSDEC-Part 375	NYSDEC 6 NYCRR Part 375 Soil Clean-up Objectives (SCOs)
A	NYSDEC 6 NYCRR Part 375 - Unrestricted Use Soil Cleanup Objectives
B	NYSDEC 6 NYCRR Part 375 - Restricted Use SCO - Protection of Groundwater
C	NYSDEC 6 NYCRR Part 375 - Restricted Use SCO - Protection of Human Health - Commercial
NYSDEC CP-51	New York State Department of Environmental Conservation, DEC Policy CP-51, October 21, 2010
D	Table 1 Supplemental Soil Cleanup Objectives - Protection of Groundwater
E	Table 1 Supplemental Soil Cleanup Objectives - Commercial
F	Table 2 Soil Cleanup Levels for Gasoline Contaminated Soils
G	Table 3 Soil Cleanup Levels for Fuel Oil Contaminated Soil
6.5[A]	Concentration exceeds the indicated standard.
15.2	Measured concentration did not exceed the indicated standard.
0.50 U	Laboratory reporting limit was greater than the applicable standard.
0.03 U	Analyte was not detected at a concentration greater than the laboratory reporting limit.
n/v	No standard/guideline value.
-	Parameter not analyzed / not available.
a[A]	The SCOs for unrestricted use were capped at a maximum value of 100 mg/kg. See 6 NYCRR Part 375 TSD Section 9.3
a[E]	SCOs for organic contaminants (volatile organic compounds, semivolatile organic compounds, and pesticides) are capped at 100 ppm for residential use, 500 ppm for commercial use, 1000 ppm for industrial use. SCOs for metals are capped at 10,000 ppm.
c	The SCOs for commercial use were capped at a maximum value of 500 mg/kg. See TSD Section 9.3.
c,p	The SCOs for commercial use were capped at a maximum value of 500 mg/kg. See TSD Section 9.3. The criterion is applicable to total xylenes, and the individual isomers should be added for comparison.
d	The SCOs for industrial use and the protection of groundwater were capped at a maximum value of 1000 mg/kg (Organics) and 10000 mg/kg (Inorganics). See 6 NYCRR Part 375 TSD Section 9.3.
f	For constituents where the calculated SCO was lower than the CRQL, the CRQL is used as the SCO value.
g[BC]	For constituents where the calculated SCO was lower than the rural soil background concentration as determined by the DEC/DOH rural soil survey, the rural soil background concentration is used as the Track 2 SCO value for this use of the site.
i	The SCO for this specific compound (or family of compounds) is considered to be met if the analysis for the total species of this contaminant is below the specific SCO.
j[AC]	This SCO is the sum of endosulfan I, endosulfan II, and endosulfan sulfate.
k	This SCO is the lower of the values for mercury (elemental) or mercury (inorganic salts). See 6 NYCRR Part 375 TSD Table 5.6-1.
m	For constituents where the calculated SCO was lower than the Contract Required Quantitation Limit (CRQL), the CRQL is used as the Track 1 SCO value.
n	For constituents where the calculated SCO was lower than the rural soil background concentration as determined by the DEC/DOH rural soil survey, the rural soil background concentration is used as the Track 1 SCO value for this use of the site.
n,i	For constituents where the calculated SCO was lower than the rural soil background concentration as determined by the DEC/DOH rural soil survey, the rural soil background concentration is used as the Track 1 SCO value for this use of the site. The SCO for this specific compound (or family of compounds) is considered to be met if the analysis for the total species of this contaminant is below the specific SCO.
NS,q	No SCO has been established for this compound. No SCO has been established for total chromium; however, see standards for trivalent and hexavalent chromium.
o[ABC]	Standard is applicable to total PCBs, and the individual Aroclors should be added for comparison.
p[AB]	The criterion is applicable to total xylenes, and the individual isomers should be added for comparison.
D	Result was obtained from the analysis of a dilution
J	The reported result is an estimated value.
ND	Not detected.
NJ	The analysis indicates the presence of an analyte that has been "tentatively identified" and the associated numerical value represents its approximate concentration.
P	RPD outside QC limits.

APPENDIX 5

Boundary and Topographic Survey

BOUNDARY AND TOPOGRAPHIC SURVEY

FOR THE PROPOSED ROCHESTER POLICE DEPARTMENT LAKE SECTION AND NORTHWEST NEIGHBORHOOD SERVICE CENTER

DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND, BEING PART OF TOWN LOTS 6, 7, 8, OF THE 20,000 ACRE TRACT, TOWNSHIP 1, SHORT RANGE PHELPS AND GORHAM PURCHASE, SITUATE IN THE CITY OF ROCHESTER, COUNTY OF MONROE, STATE OF NEW YORK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF LAKE AVENUE AND WEST RIDGE ROAD, SAID POINT BEING 5.02 FEET DISTANT, N 63° 37' 25" E, FROM A ROCHESTER CITY SURVEY BRASS DISK IN THE SIDEWALK;

THENCE, ALONG THE EASTERLY LINE OF LAKE AVENUE, N 09° 36' 05" E, A DISTANCE OF 375.77 FEET TO A POINT INTERSECTION WITH THE SOUTHERLY LINE OF REDWOOD ROAD, SAID POINT BEING 4.95 FEET DISTANT, S 45° 04' 18" E, FROM A ROCHESTER CITY SURVEY MONUMENT;

THENCE, ALONG THE SOUTHERLY LINE OF REDWOOD ROAD, N 89° 45' 01" E, A DISTANCE OF 330.67 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF LAPHAM STREET, SAID POINT BEING 5.13 FEET DISTANT, S 48° 31' 43" W, FROM A FOUND ROCHESTER CITY SURVEY MONUMENT;

THENCE, ALONG THE WESTERLY LINE OF LAPHAM STREET THE FOLLOWING THREE (3) COURSES;

1. S 00° 09' 18" E, A DISTANCE OF 47.00 FEET TO A POINT OF CURVATURE;
2. THENCE, ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 844.46 FEET, THROUGH A CENTRAL ANGLE OF 03° 58' 09", A DISTANCE OF 58.50 FEET TO A POINT OF TANGENCY;
3. THENCE S 04° 07' 16" E, A DISTANCE OF 141.60 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF LAPHAM STREET; SAID POINT BEING 5.77 FEET DISTANT, N 46° 04' 20" W, FROM A ROCHESTER CITY SURVEY MONUMENT;

THENCE, ALONG THE NORTHERLY LINE OF LAPHAM STREET, S 89° 47' 29" W, A DISTANCE OF 152.21 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF LAPHAM STREET;

THENCE, ALONG THE WESTERLY LINE OF LAPHAM STREET, S 00° 12' 47" E, A DISTANCE OF 50 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF LAPHAM STREET;

THENCE, ALONG THE SOUTHERLY LINE OF LAPHAM STREET, N 89° 47' 29" E, A DISTANCE OF 15.42 FEET TO A POINT;

THENCE, S 00° 08' 26" E, A DISTANCE OF 187.01 FEET TO A POINT OF CURVATURE;

THENCE, ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 6.56 FEET, THROUGH A CENTRAL ANGLE OF 94° 25' 58", A DISTANCE OF 10.81 FEET TO A POINT OF COMPOUND CURVATURE;

THENCE, ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 371.96 FEET, THROUGH A CENTRAL ANGLE OF 16° 53' 32", A DISTANCE OF 109.66 FEET TO A POINT OF TANGENCY;

THENCE, N 68° 54' 52" W, A DISTANCE OF 9.96 FEET TO A POINT OF CURVATURE;

THENCE, ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 304.71 FEET, THROUGH A CENTRAL ANGLE OF 09° 17' 26", A DISTANCE OF 49.41 FEET TO A POINT OF TANGENCY, AND INTERSECTION WITH THE NORTHERLY LINE OF WEST RIDGE ROAD;

THENCE, ALONG THE NORTHERLY LINE OF WEST RIDGE ROAD THE FOLLOWING TWO (2) COURSES,

1. N 59° 36' 10" W, A DISTANCE OF 48.76 FEET TO A POINT;
2. THENCE N 53° 12' 11" W, A DISTANCE OF 75.17 FEET TO THE POINT OF BEGINNING.

THE AFOREMENTIONED DESCRIBED PARCEL CONTAINS 3.210 ACRES MORE OR LESS.
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

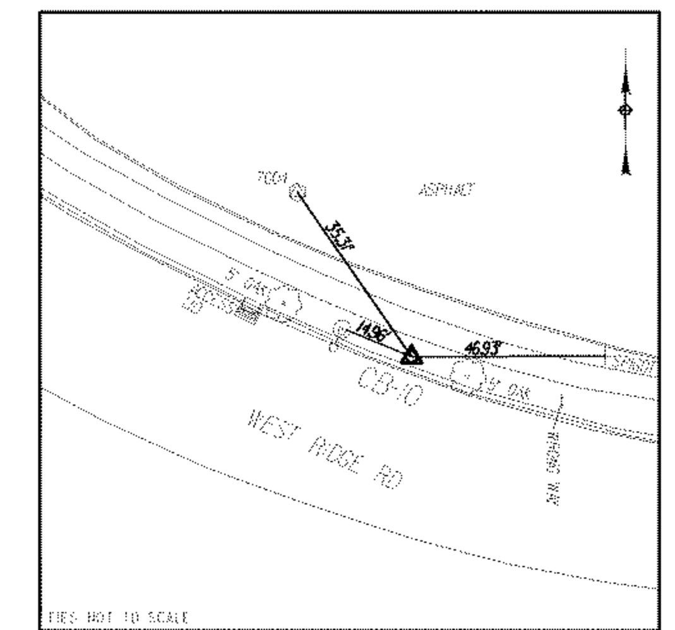
MAP REFERENCE INFORMATION:

1. AMENDED MAP OF THE STEIN & SCHEIB SUBDIVISION, LIBER 60, PAGE 358
2. CITY OF ROCHESTER ORDINANCE NUMBER 2004-226
3. DEED, LIBER 1595, PAGES 406
4. DEED, LIBER 1986, PAGE 522
5. DEED, LIBER 4748, PAGES 277
6. DEED, LIBER 9228, PAGES 574-576
7. DEED, LIBER 9799, PAGE 649
8. DEED, LIBER 9981, PAGES 358-366
9. DEED, LIBER 10653, PAGES 275-281
10. DEED, LIBER 11078, PAGES 396-400
11. DEED, LIBER 11811, PAGES 1-3
12. DEED, LIBER 12148, PAGES 270-275
13. MAP OF CHARLES P. EVANS SUBDIVISION OF PART OF THE LAPHAM & WELLS TRACT, LIBER 23, PAGES 14-15
14. ROCHESTER CITY SURVEY, DISTRICT 9, MAP 40
15. ROCHESTER CITY SURVEY, DISTRICT 9, MAP 46

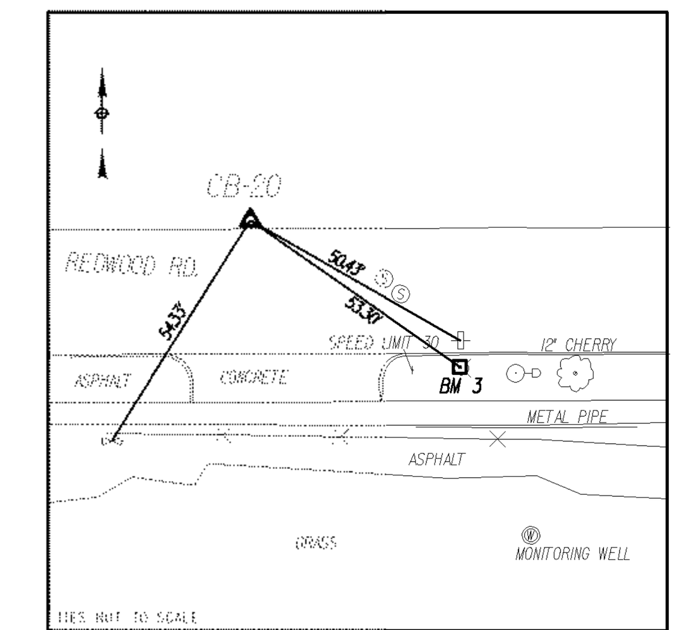
VICINITY MAP

SURVEY NOTES:

1. HORIZONTAL DATUM IS REFERENCED TO NAD83(2011)-NEW YORK STATE PLANE COORDINATE SYSTEM, WEST ZONE.
2. VERTICAL DATUM IS REFERENCED TO NAVD88, ESTABLISHED BY STATIC GPS METHODS FROM NEW YORK STATE CORS NETWORK.
3. PROJECT UNITS ARE U.S. SURVEY FEET.
4. CONTOUR INTERVAL IS ONE FOOT.
5. THE SUBSURFACE UTILITIES SHOWN HEREON ARE QUALITY LEVEL C (QL-C) AND QUALITY LEVEL D (QL-D) AND DEFINED BY FEDERAL HIGHWAY ADMINISTRATION. SAID SUBSURFACE UTILITIES ARE BASED ON VISIBLE EVIDENCE AND UTILITY OWNER RECORDS AS AVAILABLE. FOR ADDITIONAL INFORMATION REGARDING UTILITY LOCATION QUALITY LEVELS, PLEASE VISIT https://www.fhwa.dot.gov/programadmin/sueindex.cfm. ALL UNDERGROUND UTILITY LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. THERE IS NO GUARANTEE THAT ALL EXISTING UTILITIES, WHETHER FUNCTIONAL OR ABANDONED WITHIN THE PROJECT AREA ARE SHOWN ON THIS DRAWING. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES BEFORE STARTING WORK AND SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM THIS WORK. BEFORE COMMENCING WORK, CONTACT "DIG SAFELY NEW YORK" AT 1-800-962-7962 AND PROVIDE 72 HOURS NOTICE.
6. THIS SURVEY WAS PREFORMED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE OR TITLE REPORT. EASEMENTS AND OTHER RESTRICTIONS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY.
7. SUBJECT TO EASEMENTS TO ROCHESTER GAS AND ELECTRIC CORPORATION AS PER L:1595 P:406. SAID EASEMENTS COULD NOT BE DEPICTED ON THIS MAP DUE TO INSUFFICIENT GEOMETRY.



CB-10 STA. 10+00.00
REBAR WITH PLASTIC CAP SET IN THE NORTH SHOULDER OF WEST RIDGE ROAD, BETWEEN THE CURB AND SIDEWALK. 220' EAST OF LAKE AVENUE INTERSECTION.
NYSPCS WEST ZONE NAD 83(2011)
N: 1165406.7070
E: 1403040.7491
NAVD88
ELEV: 426.672'



CB-20 STA. 15+31.06
REBAR WITH PLASTIC CAP SET IN THE NORTH SHOULDER OF REDWOOD RD. 116' EAST OF LAKE AVENUE INTERSECTION.
NYSPCS WEST ZONE NAD 83(2011)
N: 1165937.6630
E: 1403030.3226
NAVD88
ELEV: 416.21'

BENCHMARK TABLE				
BENCH MARK NO.	ELEVATION	NORTHING	EASTING	DESCRIPTION
BM-1	425.11	1165478.4	1402935.2	CHISELED "X" CUT ON THE NORTH RIM OF SANITARY MANHOLE. 68'± NORTH OF THE CENTER CURB OF WEST RIDGE RD. 96'± EAST OF WEST RIDGE RD AND LAKE AVE INTERSECTION.
BM-2	419.59	1165654.1	1402900.3	CHISELED "L" ON THE SOUTH EAST CORNER OF THE LIGHT POLE. 33'± EAST FROM THE CENTERLINE OF LAKE AVE. 271'± SOUTH OF LAKE AVE AND REDWOOD RD INERSECTION.
BM-3	417.94	1165907.1	1403074.0	CHISELED "X" ON THE NORTH BONNET BOLT ON A FIRE HYDRANT. 167'± EAST OF LAKE AVE AND REDWOOD RD INTERSECTION. 229'± WEST OF REDWOOD RD AND LAPHAM ST.
BM-4	416.73	1165722.7	1403295.3	HEAD OF ARROW ON NORTH EAST SIDE OF BONNET OF HYDRANT. 100'± NORTH OF LAPHAM ST DEAD END INTERSECTION. 201'± SOUTH OF REDWOOD RD AND LAPHAM ST INTERSECTION.
BM-5	1078.03	854148.8	924096.0	HEAD OF ARROW ON NORTH SIDE OF FIRE HYDRANT. 16'± NORTH OF LAPHAM ST CENTERLINE. 131'± WEST OF LAPHAM ST DEAD END INTERSECTION.

SYMBOL LEGEND

- BENCHMARK
- CITY MONUMENT
- CONIFEROUS TREE
- DECIDUOUS TREE
- DRAINAGE STRUCTURE
- ELECTRIC MANHOLE
- FIRE HYDRANT
- GAS VALVE
- HORIZONTAL CONTROL POINTS
- HORIZONTAL SPUR POINT
- IRON PIPE
- IRON ROD
- LIGHT POLE
- MONITORING WELL/PIEZOMETER
- SET PK NAIL
- SEWER MANHOLE
- SIGN, SINGLE POST
- UTILITY POLE W/ LIGHT
- UTILITY POLE
- UTILITY PULL BOX
- WATER VALVE

ABBREVIATION LEGEND

BM	BENCHMARK
CB	CONTROL BASELINE
CIP	CORRUGATED IRON PIPE
CONC.	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
(D)	DEED VALUE
ELEV	ELEVATION
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
HDPE	HIGH DENSITY POLYETHYLENE PIPE
INV.	INVERT
L.	LIBER
NAD	NORTH AMERICAN DATUM
NAVD	NORTH AMERICAN VERTICAL DATUM
O/A	OVERALL
P.	PAGE
PE	POLYETHYLENE PIPE
PLS	PROFESSIONAL LAND SURVEYOR
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PVC	POLYVINYL CHLORIDE PIPE
QL-C	QUALITY LEVEL C (BASED ON VISIBLE EVIDENCE ONLY)
QL-D	QUALITY LEVEL D (BASED ON RECORD PLANS ONLY)
RCP	REINFORCED CONCRETE PIPE
RCS	ROCHESTER CITY SURVEY
SPKN	SET PK NAIL
STA.	STATION
T.G.	TOP OF GRATE
VT	VINYLTECH PIPE
W/	WITH

PREPARED FOR:
LaBella Associates
300 State St, Suite 201
Rochester, NY

PROJECT TITLE:
Rochester City Police Department
Lake Section
SU19118.00
CITY OF ROCHESTER, MONROE COUNTY, NY

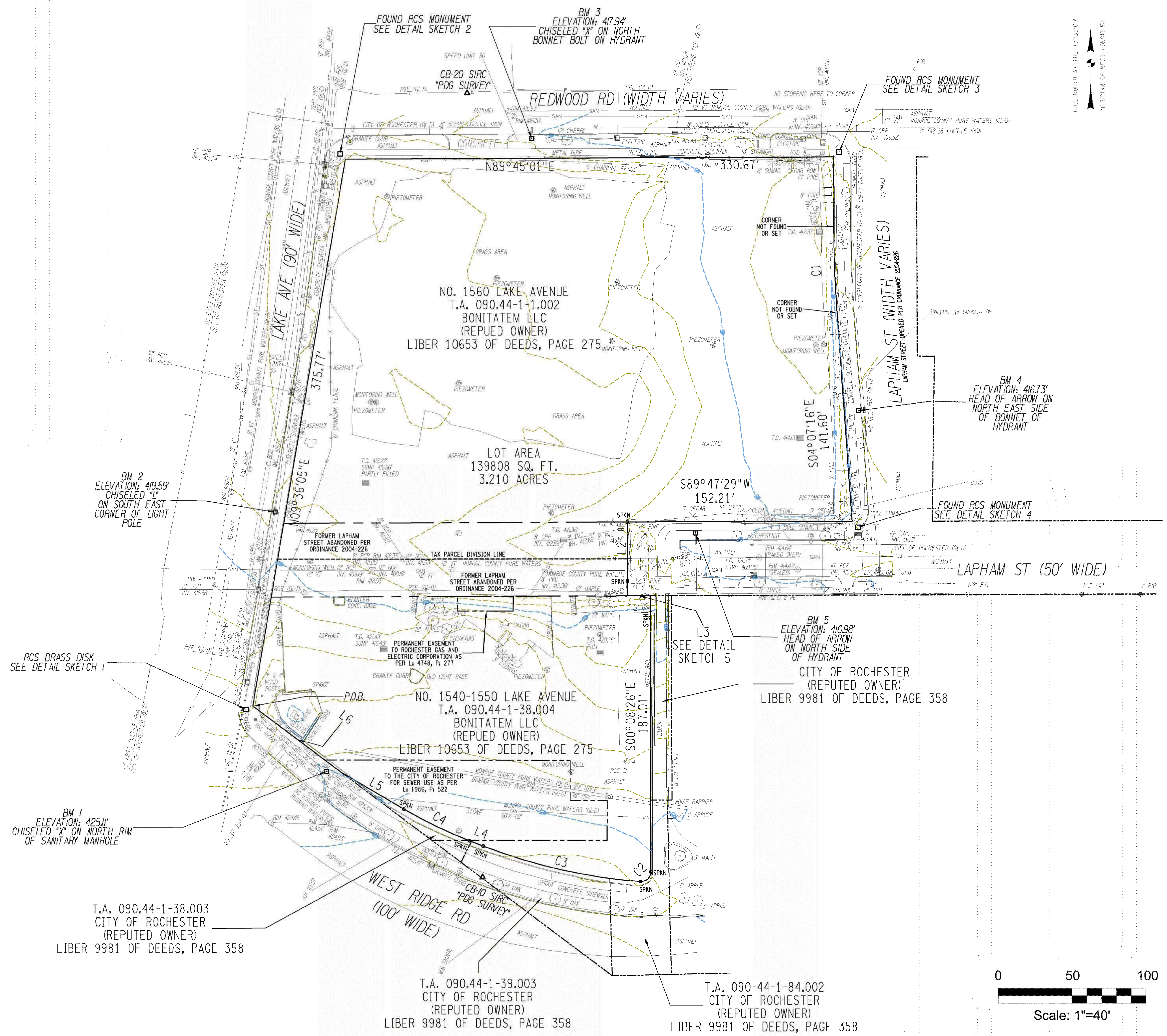
REVISIONS:	DATE:
1 ADDED EASEMENTS TO THE MAPPING	11/11/2019
2	
3	
4	
5	

DRAWN BY:	ZSW
CHECKED BY:	TTO
SCALE:	1" = 40'
PDG PROJECT NO.:	SU19118.00
SHEET	1 OF 2

SURVEY PREPARED UNDER THE DIRECTION OF:
TIMOTHY T. ODELL, PLS
LICENSE NO. 50995
FOR: POPLI DESIGN GROUP
11/11/2019
DATE

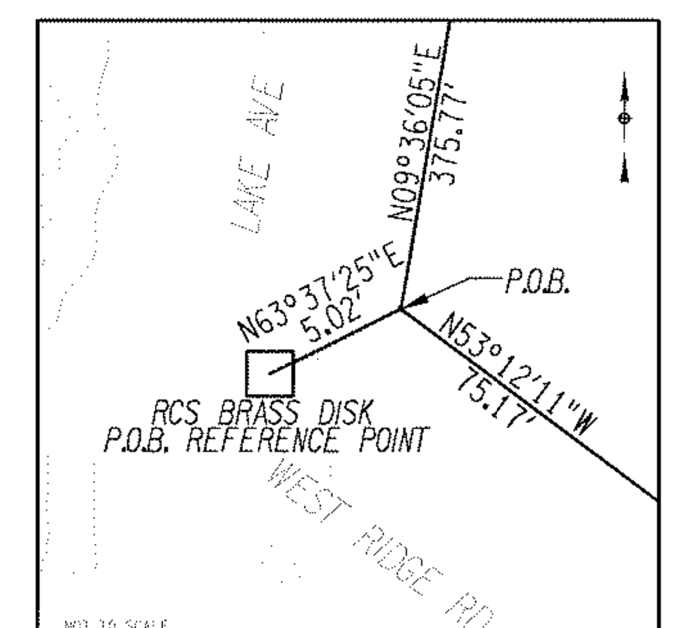
PREPARED BY:
POPLI DESIGN GROUP
555 Penbrooke Drive · Penfield, NY 14526
main: 585.388.2060 - fax 585.388.2070

BOUNDARY AND TOPOGRAPHIC SURVEY

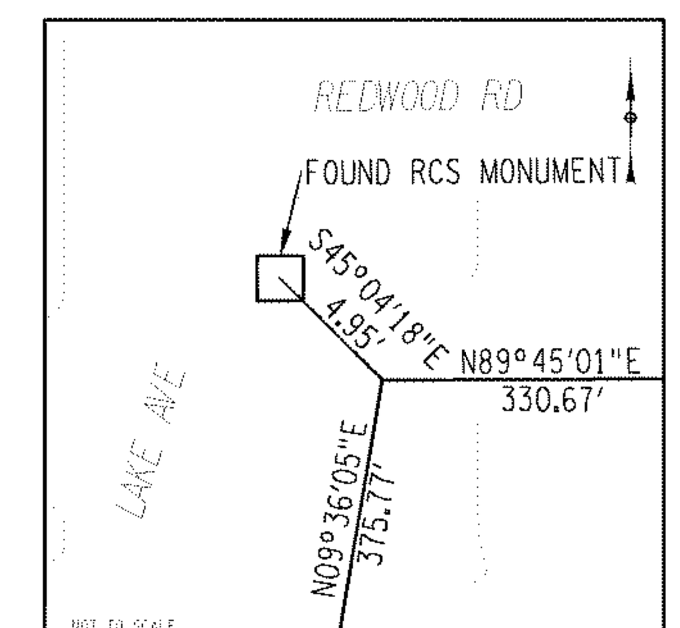


CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	844.46'	03° 58' 09"	58.50'	S 02° 08' 05" E	58.45'
C2	6.56'	94 °25' 58"	10.81'	S 47° 04' 33" W	9.63'
C3	371.96'	16° 53' 32"	109.66'	N 77° 15' 42" W	109.27'
C4	304.71	09° 17' 26"	49.41'	N 64° 16' 09" W	49.35'

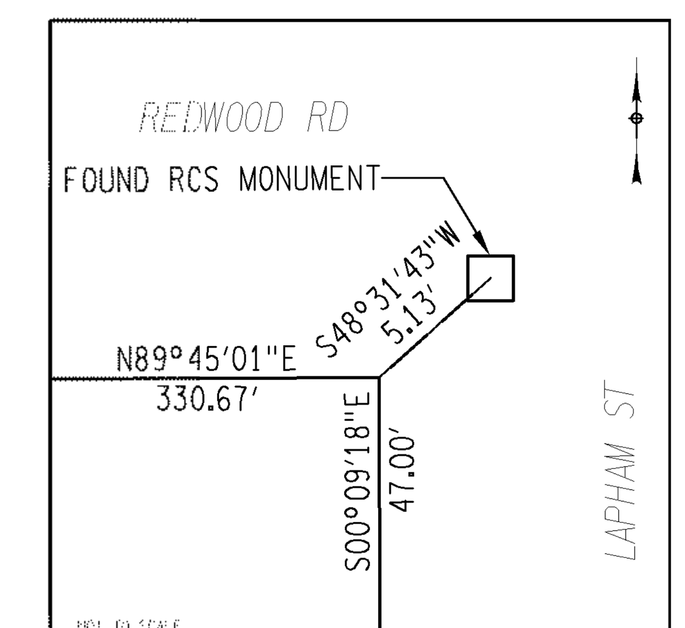
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00° 09' 18" E	47.00'
L2	S 00° 12' 47" E	50.00'
L3	N 89° 47' 29" E	15.42'
L4	N 68° 54' 52" W	9.96'
L5	N 59° 36' 10" W	48.76'
L6	N 53° 12' 11" W	75.17'



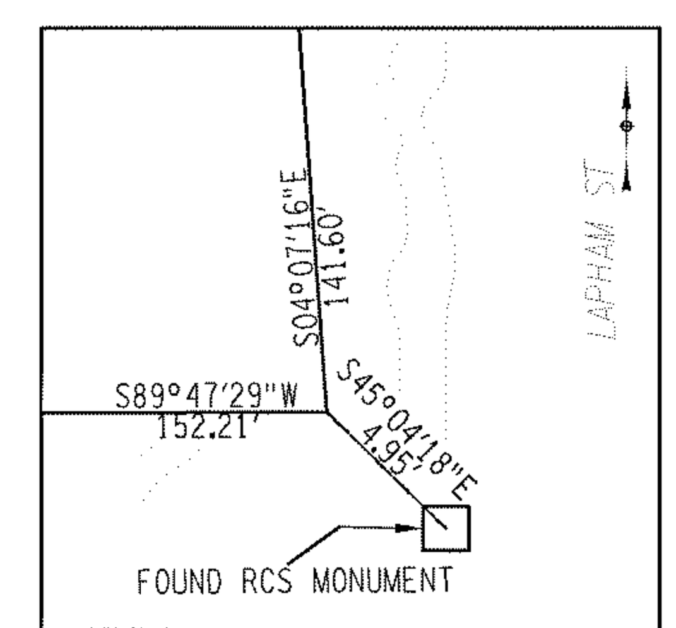
DETAIL SKETCH 1



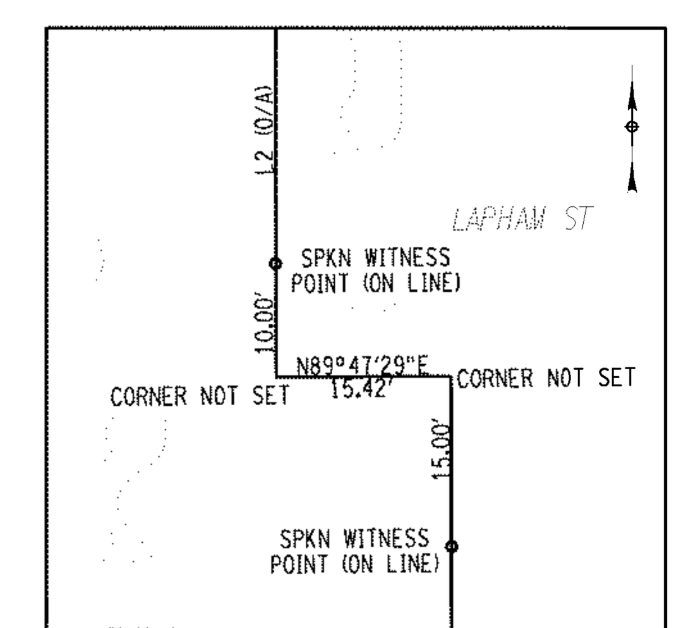
DETAIL SKETCH 2



DETAIL SKETCH 3



DETAIL SKETCH 4



DETAIL SKETCH 5

PREPARED FOR:
LaBella Associates
300 State St, Suite 201
Rochester, NY

PROJECT TITLE:
Rochester City Police Department
Lake Section
SU19118.00
CITY OF ROCHESTER, MONROE COUNTY, NY

REVISIONS:	DATE:
1 ADDED EASEMENTS TO THE MAPPING	11/11/2019
2	
3	
4	
5	

DRAWN BY:	ZSW
CHECKED BY:	TTO
SCALE:	1" = 40'
PDG PROJECT NO.:	SU19118.00
SHEET 2 OF 2	

SURVEY PREPARED UNDER
THE DIRECTION OF:

SEE SHEET 1 FOR SIGNATURE AND STAMP.
TIMOTHY T. ODELL, PLS
LICENSE NO. 50995
FOR: POPLI DESIGN GROUP
11/11/2019
DATE

PREPARED BY:
POPLI DESIGN GROUP
555 Penbrooke Drive · Penfield, NY 14526
main: 585.388.2060 · fax 585.388.2070