

October 1, 2020

Danielle J. Miles, EIT
Assistant Engineer
Division of Environmental Remediation
New York State Department of Conservation
6274 East Avon-Lima Road
Avon, New York 14414-9516

Re: Request to Modify Remedial Action Work Plan
Focused Soil Investigation and Alternative Soil Removal Plan
RAWP Task 6.2.6 - Cover System
Former Labelon Corp. Facility, Site Code C835016
10 Chapin Street, Canandaigua, New York

Dear Ms. Miles:

On behalf of 2240 North Forest Road, LLC (“2240 NFR”), and in conjunction with Leader Professional Services, Inc. (“Leader”), I am hereby proposing a modification to the March 21, 2018 Remedial Action Work Plan (“RAWP”), prepared by Ravi Engineering and Land Surveyors (“Ravi”). The New York State Department of Environmental Conservation (“NYSDEC”) approved the RAWP in May 2018. The proposed modification will clarify the task and further define the area requiring soil removal and reduce the risk of excavation, disposal of soil and size of the cover proposed in the RAWP for the referenced property (“Site”).

This modification is being proposed to clarify Task 6.2.6 in the RAWP, regarding excavation of soil and installing a cover for the northern side of the Site based solely on the results of a surface soil sample (SS-03) obtained during the Remedial Investigation (“RI”) conducted by MacDonald Engineering in 2016. Further, multiple drawings in both the RAWP and the RI Report appear to conflict and indicate the sample location SS-03 may be located offsite. See Figure 4a from the October 2016, Supplemental Remedial Investigation Report, prepared by MacDonald and Figure 5 from the Ravi RAWP. If SS-03 is confirmed to be within the Site’s property boundaries, 2240 NFR will conduct the Cover System remedial task as proposed by this modification.

Also note that the Cover System task in the RAWP provides that in areas where building foundations or building slabs preclude contact with the soil, the requirements for a site cover will be deferred until such time that they are removed. Given the unknown stability of the northern L-shaped building walls and foundation, and the adjacent retaining wall, excavation in this area may be destabilizing. Further these walls ultimately support the eastern end of the nearby Finger Lakes Railroad bridge and the railroad bed.

To further define the area the original SS-03 location will be located with either a GPS field instrument or if the GPS is unsuccessful, a licensed surveyor will be employed. Soil sampling will include the collection of soil samples from four locations for chemical analysis. The samples will be obtained in a grid located 5-feet north, south, east and west of sample SS-3, see Figure 1. At each of the four soil sample locations, three samples will be collected at the 0 to 2-

inch; 12-inch and 24-inch depths below the ground surface. These intervals were selected to further evaluate the extent of contamination and to define the lower limits of the proposed remediation. In addition, one surface soil sample will be collected on the east side of the original cover area.

Each sample will be analyzed using USEPA Method 8270 for polycyclic aromatic hydrocarbons (“PAH”) which includes the compounds originally found exceeding the Restricted Use-Restricted Residential Soil Cleanup Objectives (“RRSCO”) found in 6 NYCRR Part 375, Table 375-6.8(b). The samples will be collected using a trowel and/or a hand auger. Along with the samples, each interval will be screened in the field with a portable organic vapor analyzer (“OVA”). The readings from the OVA will be used to assist with selecting soil for chemical analysis and add information to the visual observations. The samples will be submitted to a New York State Department of Health (“NYSDOH”) ELAP certified laboratory for analysis, with a sample duplicate, matrix spike sample and matrix spike duplicate. The laboratory report will be prepared following the NYSDOH Analytical Services Protocol (“ASP”) Category B deliverable and provided in an EQUIS compatible electronic data deliverable format. The results will be reviewed for the preparation of a Data Usability Summary Report (“DUSR”). Following receipt of the sample analysis report and a DUSR, a sampling and analysis report will be prepared and submitted to NYSDEC.

If soil contamination is found at levels above the applicable RRSCO extending beyond the sampling points the original task in the RAWP will be implemented except for the excavation along the retaining wall and building foundation. If contamination above the RRSCO is not found to extend beyond the sampling locations, then this the modified RAWP task will include the removal of the soil to a depth of up to 2-feet or to a shallower depth where RRSCO are satisfied. The horizontal limits of the excavation will be delineated by the sampling points grid. The excavation will be filled with approved clean imported soil forming a cover as shown in Figure 2. The soil to be imported will be analyzed following DER-10 and sample analysis results submitted to NYSDEC for approval prior to use. The final thickness of imported fill will be 2.0 feet as originally proposed in the Ravi RAWP.

During the sampling, excavation and soil handling events, the Community Air Monitoring Plan will be followed. Soil removed from the excavation will be placed on the lower level of the Site in approved 55 gallon containers or a lined roll off box covered with plastic/tarp until disposal arrangements can be made.

The property owner, 2240 North Forest Road, would like to progress as quickly as possible on this proposed modification scope of work. Leader will initiate the remedial task upon NYSDEC’s approval of the modification.

The following schedule is proposed:

Schedule		
1	Sampling of the SS-03 location	1 week after NYSDEC approval
2	Sample analysis results and a sampling report submitted to NYSDEC	4 weeks after sampling
3	Submittal of request to import cover soil	5 weeks after sampling
4	Notification to start removal	5 weeks after sampling
5	Soil removal conducted	7 weeks after sampling
6	Soil disposal conducted	8 weeks after sampling

If you have any questions or require further information, please contact me at drollins@leaderlink.com.

Very truly yours,



Dixon Rollins, P.E.

cc: Frank Sowers, PE - NYSDEC
Julia Kenney – NYSDOH
Michael Rumrill – Leader
Peter von Schondorf - Leader
Courtney Cox – 2240 North Forest Road, LLC
Samuel Savarino - 2240 North Forest Road, LLC
Alan Knauf, Esq. – Knauf Shaw, LLP

CERTIFICATIONS

I, Dixon Rollins, certify that I am currently a NYS registered professional engineer as defined in 6 NYCRR Part 375 and that this modification to the Remedial Action 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).

I certify that all information and statements in this certification are true. I understand that a false statement made herein is punishable as Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

59206
NYS Professional Engineer #

10/1/2020
Date


Signature

It is a violation of Article 130 of New York State Education Law for any person to alter this document in any way without the express written verification of adoption by any New York State licensed engineer in accordance with Section 7209(2), Article 130, New York State Education Law

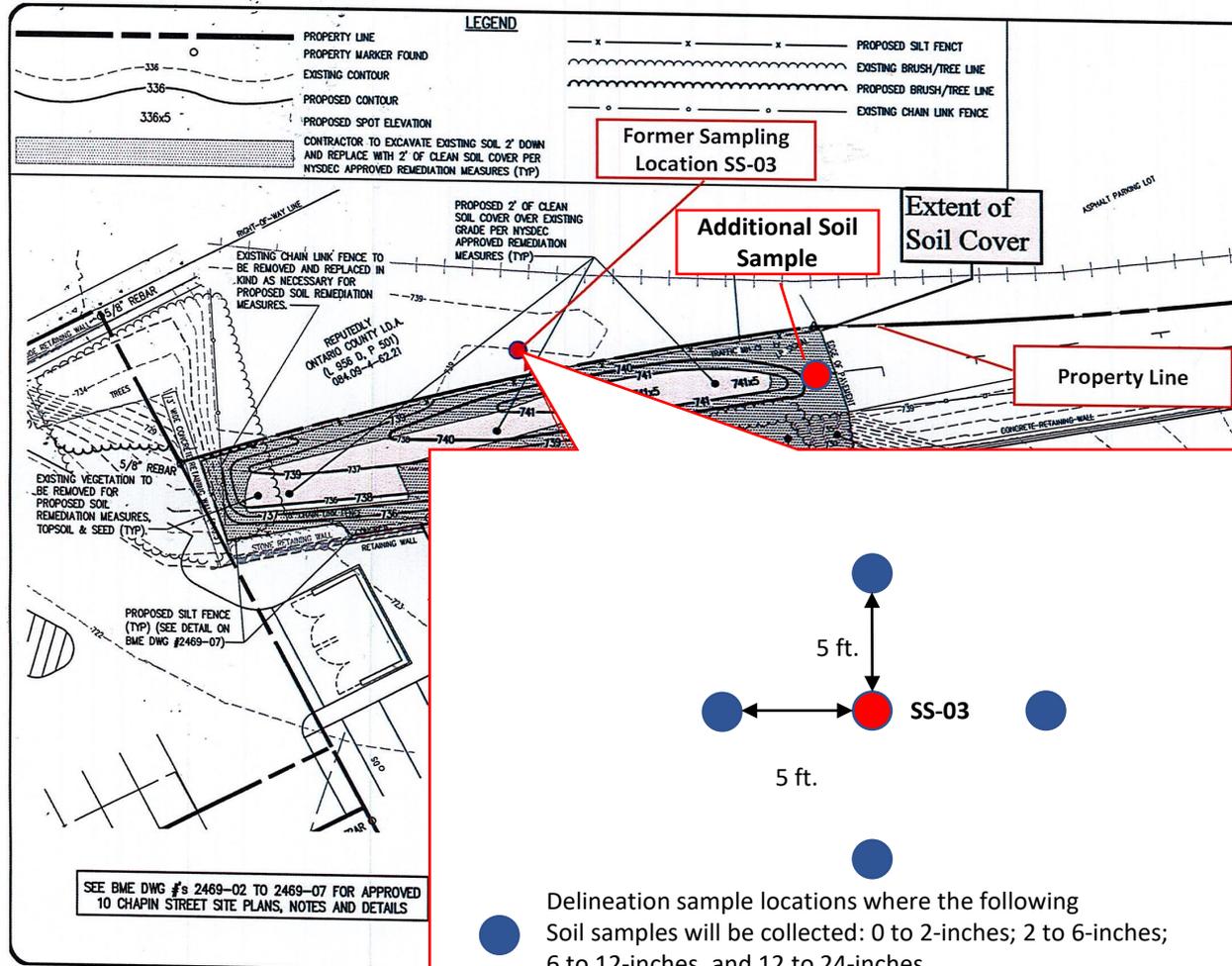


Figure 1

SCALE: 1"=30'
 DRAWN BY: RTD
 LAST REVISED: 03-01-18 Revised 3-21-18 REELS
 DWG NO. 2469-12

PROJECT 10 CHAPIN STREET
LOCATION CITY OF CANNONBURG, ONTARIO COUNTY, NEW YORK STATE
CLIENT CANNONBURG CROSSROADS, LLC
 6225 CARMEL ROAD
 CHARLOTTE, N.C. 28226



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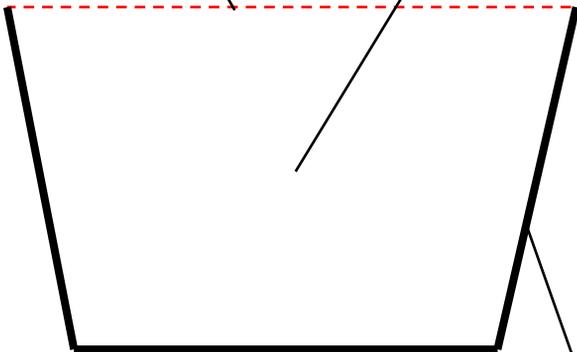
DRAWING TITLE SOIL COVER PLAN

Sample Location Plan

Ground surface graded to mimic adjacent or original ground surface

Excavation formed from the removal of contaminated soil and backfilled with imported approved fill

Min. 2 ft.



Min. 10 ft.

Undisturbed Soil

Title
Cover Detail
Former Labelon Corp. Facility
Canandaigua, New York

Prepared For
2240 N. Forest Road, LLC
2 Wendling Court
Lancaster, New York 14086



Project
994.001
Date
9/18/20
Scale
As shown

Drawn
PVS
Checked
DR
File Name
Cover

Figure
2

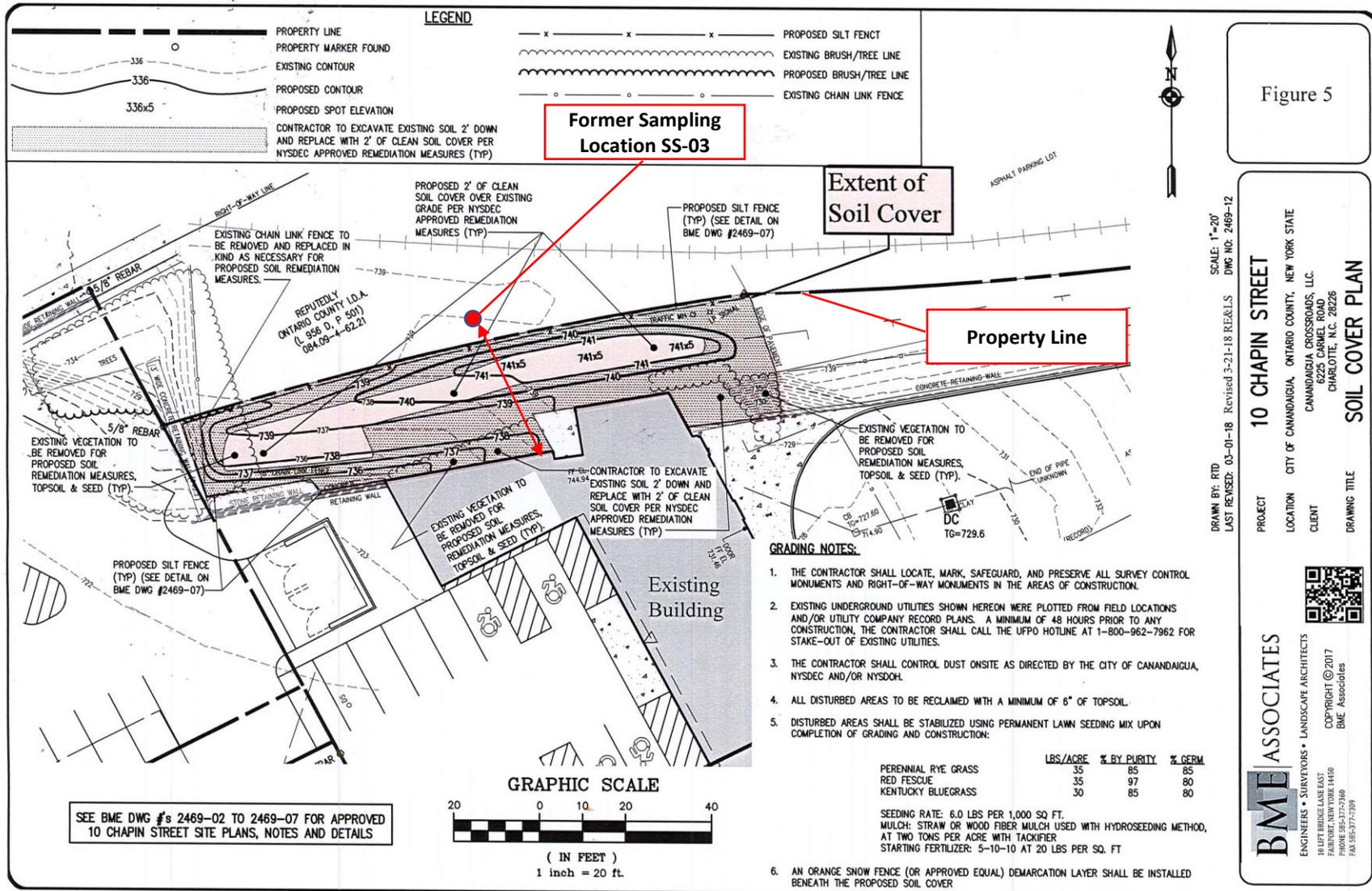
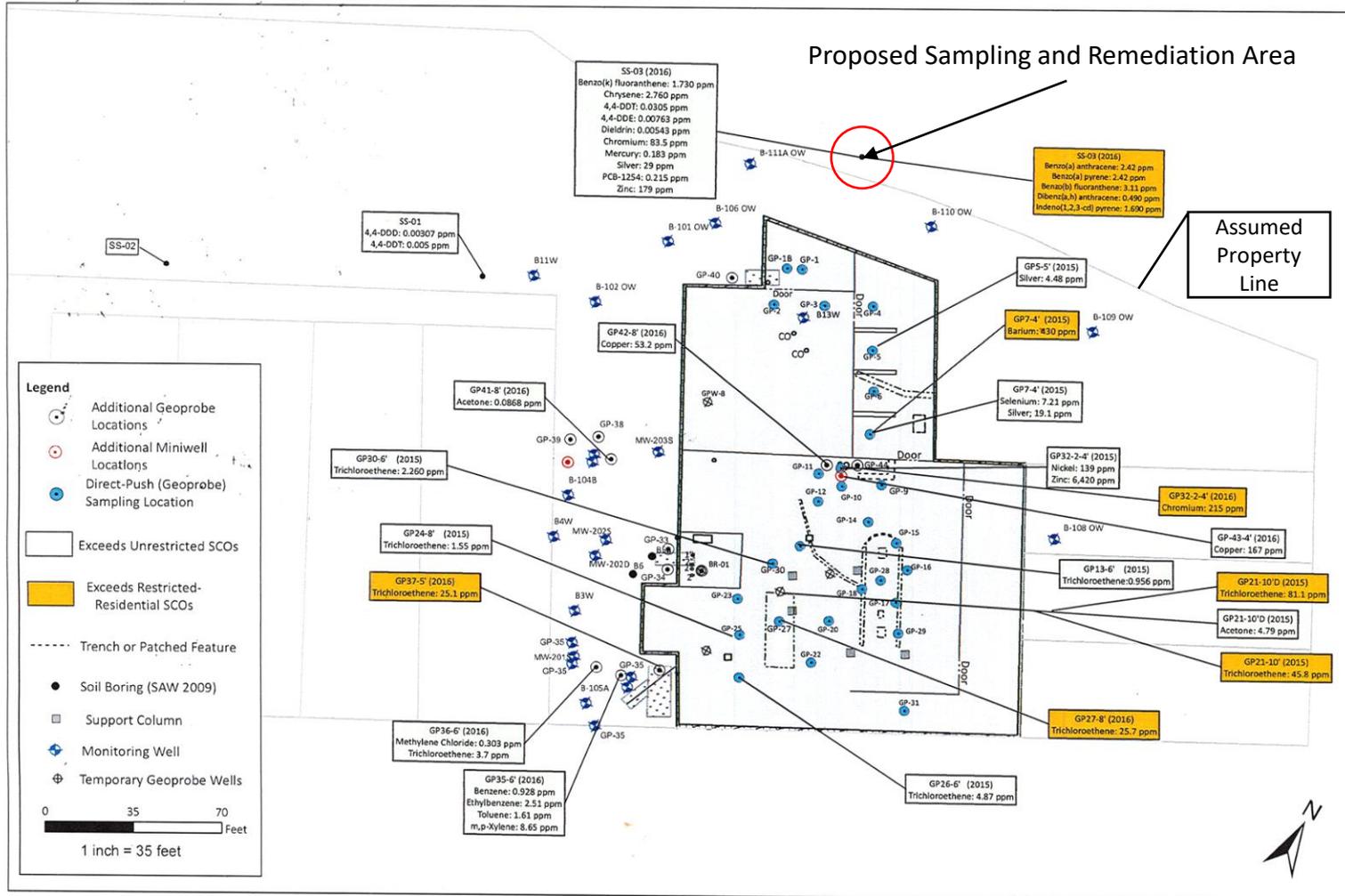


Figure 5



DATE: OCTOBER 2016
 DRAWING CODE: CSR/GGA
 1 inch = 35 feet
 UNLESS OTHERWISE NOTED,
 ALL DIMENSIONS ARE IN FEET

Figure 4a. Soil Analytical Results Plan-Exceedances
 SUPPLEMENTAL REMEDIAL INVESTIGATION WORK PLAN UP DATE
 FORMER LABEL RL

