NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Region 8
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February 29, 2024

George Hamlin
Canandaigua National Bank and Trust
72 South Main Street
Canandaigua, New York 14424

Re: Site Management
Periodic Review Report
Canandaigua Multi-Brownfield Site
Site Nº: C835025
Canandaigua (C), Ontario (C)

Dear Mr. Hamlin:

The New York State Department of Environmental Conservation (Department) has completed a review of your Periodic Review Report (PRR) and IC/EC Certification for following period: October 30, 2020, through January 15, 2022. The Department conditionally approves the PRR based on the following modification and clarifications.

1. The Department understands that the revised Site Management Plan (SMP) will be submitted within 30-days of the date of this letter. The Department and New York State Department of Health (NYSDOH) will review the revised SMP. The SMP will include the changes to the text of the SMP and modifications to the SSDS as-built designs. The as-built drawings will be P.E. stamped and signed by the Site's P.E. of record who is licensed and registered in the New York State and is in good standing. The appropriate entities modifying the SSDS will have a current Certificate of Authorization to conduct engineering work in New York State.

The Site is currently in non-compliance with the Certificate of Completion and the SMP. This issue of non-compliance can be considered as grounds for revoking the Certificate of Completion and possible assessment of a monetary penalty.

The PRR frequency for the Site is annually. The PRR referenced above only covers up to January 15, 2022. PRRs as required by the SMP should have been submitted certifying compliance with the institutional and engineering controls at the Site covering from January 15, 2022 to January 15, 2023 and January 15, 2023 to January 15, 2024. Any reminders received from the Department are only a courtesy.

The Department is requesting the submittal of the January 2022-2023 PRR and January 2023-2024 PRR within 60 days of the date of this letter. The PRRs must include all

supporting documentation and the signed and P.E. stamped certification forms. The PRRs must be received on or before the close of business on April 26, 2024. If the PRRs are not submitted then the Department will consider enforcement actions.

If your technical team 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 email Joshua.Ramsey@dec.ny.gov. If your legal team has any questions or concerns or need further assistance with the Site, please feel free to contact Lisa Schwartz at (585) 226-5364 or via email Lisa.Schwartz@dec.ny.gov.

Sincerely,

Joshua J. Ramsey
Project Manager

ec:
John Bucci (North Shore P1)
Michael Silberberg (Pinnacle North)
James Bonsignore (Woods Oviatt Gilman)
William Goodrich (LeChase)
Dan Noll (LaBella)
Justin Deming (NYSDOH)
Julia Kenney (NYSDOH)
Lisa Schwartz (NYSDEC)
David Pratt (NYSDEC)
Charlotte Theobald (NYSDEC)

Periodic Review Report
February 2022

Location:

Canandaigua Multi-Brownfield Site
Lakeshore Drive and Booth Street,
Canandaigua, New York 14424
NYSDEC Site No. C835025

Prepared for:

LeChase Construction
205 Indigo Creek Drive
Rochester, New York 14626

LaBella Project No. 2181278

February 11, 2022

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1.0 EXECUTIVE SUMMARY

This Periodic Review Report (PRR) is a required element of the approved Site Management Plan (SMP) for the Canandaigua Multi-Brownfield Site in Canandaigua, New York (New York State Department of Environmental Conservation (NYSDEC) Site No. C835025). It covers the reporting period between October 30, 2020 and January 15, 2022.

1.1 Site Summary

The Site, consisting of seven (7) contiguous tax parcels bound by Lakeshore Drive to the south, Booth Street to the west, Muar Street to the east, and Parkway Plaza to the north in Canandaigua, New York, was entered into the NYSDEC Brownfield Cleanup Program on October 5th, 2012 to investigate and remediate subsurface contaminants resulting from historic uses of the properties. Historic uses included gasoline filling stations, and dry cleaning. Canandaigua Lakefront, LLC took ownership of the Site in 2015 to remediate impacts and redevelop the Site for mixed-use purposes including residential and commercial structures. Figure 1 illustrates the Site location.

1.2 Effectiveness of Remedial Program

Remedial objectives for the Site were met during implementation of the Interim Remedial Measures (IRMs) and subsequent Site cover placement as documented in the Construction Completion Report, and Final Engineering Report, both dated December 2016. Though remaining contamination exists at the Site, the Institutional and Engineering Controls developed for the Site were effective in protecting human health and the environment during this reporting period, as outlined in the Site Management Plan (SMP), dated December 2016 and revised June 15, 2021. The previous PRR for the Site documented modifications to the cover system at the time of the 'Phase II development' and these were also documented in the revised SMP dated June 15, 2021, which was subsequently approved by NYSDEC in a letter dated October 6, 2021 (received via email January 27, 2022). Figure 2 illustrates the current Site-wide cover system details (i.e., post Phase II development cover restoration).

1.3 Compliance

No areas of non-compliance regarding the major elements of the SMP were identified during the reporting period.

1.4 Recommendations

Overall, the remedial program is viewed to be effective in achieving the remedial objectives for the Site. One update to the SMP is recommended related to the as-built drawing for the Sub-Slab Depressurization System (SSDS) for building B-2 in order to reflect a recent interior renovation of that space and the installation of the concrete floor (previously this space was unfinished). Section 4.1.3 documents that work.

2.0 SITE OVERVIEW

The Site is located in the County of Ontario, New York and is identified as Block 01 and Lots 10.1, 10.2, 46, 47, 48, and 49 on the Ontario County Tax Map #s 84.18-1-10.1, 84.18-1-10.2, 84.18-1-46, 84.18-1-47, 84.18-1-48, and 84.18-1-49. The Site is situated on an approximate 15.5-acre area bounded by Parkway Plaza to the north, Lakeshore Drive to the south, Muar Street to the east, and Booth Street to the west. The boundaries of the site are fully described in Appendix 1: Site Survey Boundary Map, Metes and Bounds description. It should be noted the parcel boundaries within the BCP Site have changed while in the BCP. The BCP boundaries have not changed. The parcel boundary changes are included below.

Current Tax Map ID (Former Tax Map ID)	Current Street Address (Former Street Address)
84.18-1-10.1 - (Formerly part of 84.18-1-10)	150 Lakeshore Drive – (Formerly part of 158 Lakeshore Drive)
84.18-1-10.2 – (Formerly 84.18-1-10)	40 Maur Street – (Formerly 158 Lakeshore Drive)
84.18-1-46 – (Formerly part of 84.18-1-15 & all of 84.18-1-13)	100 Lakeshore Drive – (Formerly part of 30 Lakeshore & all of 130 Lakeshore Drive)
84.18-1-47 – (Formerly part of 84.18-1-17; part of 84.18-1-15 part of 84.18-1- 18 & all of 84.18-1-19)	50 Lakeshore Drive – (Formerly part of 25 Booth, part of 30 Lakeshore Drive part of 26 Lakeshore Drive & all of 28 Lakeshore Drive)
84.18-1-48 – (Formerly all of 84.18-1-20 & part of 84.18-1-19)	24 Lakeshore Drive – (Formerly part of 24 & 26 Lakeshore Drive)
84.18-1-49 – (Formerly part of 84.18-1-17 & all of 84.18-1-15)	60 Lakeshore Drive – (Formerly part of 25 Booth Street & 30 Lakeshore Drive)

At least one (1) Phase I Environmental Site Assessment (ESA) was conducted by Day Environmental, Inc. (DAY) for each parcel in the BCP site prior to being entered into the BCP. The Phase I ESAs identified Recognized Environmental Conditions (RECs) that warranted further investigation.

A subsurface investigation was conducted by DAY at 30 Lakeshore Drive in 1996. This investigation identified petroleum contamination north of the right-of-way along Lakeshore Drive with the greatest impacts identified near a subsurface anomaly (presumably an underground storage tank) identified during a magnetic locator survey.

In 2012, a limited Phase II ESA was conducted by Stantec Consulting Services, Inc. (Stantec) across the Site which identified metals, pesticides, and petroleum compounds at concentrations that exceed applicable standards, criteria, and guidance (SCGs). Subsequently, a Remedial Investigation (RI) was conducted by Stantec at the Site to further characterize subsurface conditions. The RI identified several Areas of Interest (AOIs).

Sarah Frank, LLC entered into a Brownfield Cleanup Agreement (BCA) with the New York State Department of Environmental Conservation (NYSDEC) in October 2012, to investigate and remediate a 15.5-acre property. A Remedial Investigation (RI) conducted at the Site revealed that contamination associated with historical operations had impacted several areas of the Site, necessitating the need for remedial activities. Following completion of the RI in 2014, an Interim

Remedial Measures (IRM) Work Plan was developed by Stantec, proposing four (4) Areas of Interest (AOIs) for remediation. The IRM Work Plan recommended that the remaining portions of 130 and 158 Lakeshore Drive be covered with 2-feet of NYSDEC-approved backfill material to raise Site grade and to provide a cover system. A Design Phase Investigation was conducted in 2014 to identify areas of 130 and 158 Lakeshore Drive that met site-specific SCGs and did not require a cover system. The Design Phase Investigation resulted in three (3) additional proposed IRMs (IRM 1, IRM 2, and IRM 3).

2.1 Remedial Program

The site was remediated to Restricted Residential Use in accordance with the NYSDEC in the Decision Document (December 2016) and is currently used for mixed commercial/residential use. The factors considered during the selection of the remedy are those listed in 6NYCRR 375-1.8. The following are the elements of the selected remedy:

1. No Further Action

   The IRMs that have been performed are listed below:

   The elements of IRMs already completed are:

   - The removal of USTs and petroleum impacted soils in addition to ORC amendments added to the excavation prior to backfill;
   - The removal of pesticide, petroleum and metals impacted soils above Restricted Residential Use SCOs;
   - Installation of Site wide cover systems for Restricted Residential Use;
   - Implementation of a Site Management Plan (SMP) during development, to install and/or modify existing cover systems consistent with phased Site redevelopment and design and construct SSD system components in new buildings.

2. Cover System

   - A Site cover system currently exists and will be maintained to allow for Restricted Residential Use of the Site. Site redevelopment will maintain the existing Site cover to the extent possible during construction. Following completion of each phase of development the cover system will be maintained, and typically consist either of the structures such as buildings, pavement, sidewalks or soil where the upper 2 feet of exposed surface soil meets the applicable SCOs for Restricted Residential Use. Any fill material brought to the Site will meet the requirements for the identified Site use as set forth in 6NYCRR Part 375-6.7(d).

3. Execution and recording of an Environmental Easement to restrict land use and prevent future exposure to any contamination remaining at the site.
4. Continued implementation of the Site Management Plan, dated December 2016, for long term management of remaining contamination as required by the Environmental Easement, which includes plans for: (1) Institutional and Engineering Controls, (2) monitoring, (3) operation and maintenance and (4) reporting. In addition, no soil exceeding Protection of Groundwater concentrations will remain below storm water retention basin or infiltration structures. The potential for SVI will be evaluated if future buildings are developed on the Site and actions will be implemented to address exposures to SVI (e.g., SSD systems);
5. Periodic certification of the institutional and engineering controls listed above.

No significant changes have been made to the selected remedy.

2.2 *Interim Remedial Measures*

Remedial measures began in June 2015 and consisted of the following AOIs and IRMs:

AOI and IRM Excavations

	Contaminant of Concern	Location	Remedial Actions	Area of AOI/ IRM (ft^2)	Perimeter of AOI/IRM Excavation (ft.)	Depth (s) of AOI/IRM Excavation (ft. bgs)	Volume of exported material (yd^3)	Tons Exported	Tons Imported
AOI 1[(1)(3)]	Historic fill material (HFM)	25 Booth Street, 24, 26, 28, and 30 Lakeshore Drive	Cover with 2-ft. or building / asphalt	400,000	N/A	1-8	2,500	1,857	NA
AOI 2 (USTs 1-3, and 6-13)	Petroleum	30 Lakeshore Drive	Excavate, remove USTs, and backfill	8,050	427	6-12	2,100	3,323	3,100
AOI 3[(1)]	Petroleum	130 Lakeshore Drive	Excavate and backfill	1,540	146	4	230	375	350
AOI 4[(1)]	Pesticides	130 Lakeshore Drive	Excavate and backfill	13,300	753	1-3	900	5,433[(2)]	5,700
AOI 5	PCBs	25 Booth Street	Excavate and backfill	410	81	0.5	8	31	29
AOI 6[(3)]	CVOCs	30 Lakeshore Drive	Install clay plugs in sewer trench	N/A	NA	N/A	1,800	1,177	1,090
AOI 7	Petroleum	158 Lakeshore Drive	Cover with parking lot	50,000	NA	N/A	N/A	N/A	N/A
IRM 1	Metals	130 Lakeshore Drive	Excavate and backfill	17,000	664	2-3	1,580	6,095 [(2)]	5,050

	Contaminant of Concern	Location	Remedial Actions	Area of AOI/ IRM (ft^2)	Perimeter of AOI/IRM Excavation (ft.)	Depth (s) of AOI/IRM Excavation (ft. bgs)	Volume of exported material (yd^3)	Tons Exported	Tons Imported
IRM 2(1)	PAHs	158 Lakeshore Drive	Cover with 2-ft	20,700	N/A	N/A	N/A	N/A	1,500
IRM 3(1)	Metals	158 Lakeshore Drive	Excavate and backfill, cover with 2-ft	11,800(4)	34	2-3	6	112	1,300
IRM 4 (USTs 4, 5, 14, and 15)	Petroleum	28 Lakeshore Drive	Excavate, remove USTs, and Backfill	1,990	321	8	520	330	300
IRM 5 (UST 16/17)	Petroleum	158 Lakeshore Drive	Excavate, remove USTs, and backfill	420	75	10	16	22	20
Total				525,210			9,660	18,755	18,439

(1) These areas are to be covered with 2-ft of imported material; this is included in the imported volume. A portion of IRM 3 was excavated; however, the area of impacts was determined to be larger than anticipated. Additional cover was placed in an area larger than the IRM 3 excavation. Additional cover is required on the western portion of the Site as part of AOI 1. This final cover required for AOI 1 remedy is yet to be placed and is not included in the total imported volume above.
(2) Subsequent to completing IRM excavation and completing confirmatory soil sampling, these areas were cut an additional 2-4-ft to meet finished site grade as part of the development project. For AOI4 1,311 tons were removed to complete the IRM and an additional 4,122 tons were removed during site grading/development. For IRM1 2,732 tons were removed to complete the IRM and an additional 3,363 tons were removed during site grading/development. The excess exported material is included in the total exported volumes.
(3) The areas that generated this material for incidental disposal resulted from subsurface utility installations and were not identified as AOIs or IRMs; the material was disposed of due to a lack of area to place the spoils beneath clean cover and/or building/parking footprints.
(4) Approximately 80 ft^2 was excavated, the entire AOI was covered.

Ownership was transferred to Canandaigua Lakefront, LLC in April 2015 which resulted in a change in remedial party.

Approximately 525,210 square feet, equivalent to approximately 12-acres of the Site were remediated (including cover). A total of approximately 11,000 tons of material were exported off-Site for disposal during IRMs.

Following completion of the remedial work, some contamination was left in the subsurface of the Site, which is hereafter referred to as "remaining contamination." The remedial efforts also included development of the SMP to manage the remaining contamination at the Site in perpetuity or until extinguishment of the Environmental Easement that was placed on the Site, in accordance with Environmental Conservation Law (ECL) Article 71, Title 36.

2.3 Sub-Slab Depressurization Systems (SSDSs)

Sub-slab depressurization system (SSDS) designs for Buildings B-1 and B-2 were submitted to the NYSDEC and NYSDOH on July 21, 2015 and approved in an email dated July 30, 2015. A SSDS design for Building A was submitted to the NYSDEC and NYSDOH on June 20, 2016 and approved in an email dated September 1, 2016. The subgrade portions of the SSDS were installed beginning September 8, 2016. The systems were constructed of 4-inch perforated fabric wrapped HDPE pipe connected to a PVC header and fan system. Each system was tested following installation completion.

The As-Built drawings of the SSDS are included in the revised SMP dated June 15, 2021. However, it noted that a recent interior renovation of the western portion of building B-2 was completed and some minor changes to the as-built drawing for this SSDS are warranted, refer to Section 4.1.3.

3.0 EFFECTIVENESS OF THE REMEDIAL PROGRAM

All remedial actions were completed during the IRMs and final Site cover work. Remedial goals were accomplished through the removal and off-site disposal of contaminated media exceeding the applicable SCOs; the installation of the Site-wide cover system to prevent exposure to remaining contamination in the subsurface; and, installation of trench plugs around sewer piping through a CVOC groundwater plume from an adjacent site.

Because of the effectiveness of the remedial actions conducted at the Site and favorable subsequent groundwater sample results, all monitoring wells were decommissioned per the protocols outlined in NYSDEC Commissioner Policy 43 (CP-43). Monitoring well decommissioning logs were included in the March 2019 PRR submission.

As indicated below in Section 4.1.2, the Site Soil Cover System was inspected on January 13, 2022. Based on this inspection, the cover system has been fully restored since the Phase II development work and is intact and functioning effectively throughout the Site.

4.0 INSTITUTIONAL/ENGINEERING CONTROL (IC/EC) PLAN COMPLIANCE REPORT

4.1 IC/EC Requirements and Compliance

The following sections highlight the Institutional and Engineering Control requirements and compliance status for this reporting period.

4.1.1 IC Requirements-Site Restrictions

In accordance with the SMP, the Site has a series of Institutional Controls (ICs) in the form of Site restrictions. Adherence to these ICs is required by the Environmental Easement. The Environmental Easement is described on the Boundary Survey of the Canandaigua Multi-Brownfield Site, included within Appendix 1. Site restrictions that apply are as follows:

- The property may be used for: Restricted Residential (per 6 NYCRR Part 375-1.8(g)(2)(ii)), Commercial (per 6 NYCRR Part 375-1.8(g)(2)(iii)) and Industrial (per 6 NYCRR Part 375-1.8(g)(2)(iv)).;
- All ECs must be operated and maintained as specified in this SMP;
- All ECs must be inspected at a frequency and in a manner defined in the SMP.
- The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Ontario County Department of Health to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department.
- Groundwater and other environmental or public health monitoring must be performed as defined in this SMP;
- Data and information pertinent to site management must be reported at the frequency and in a manner as defined in this SMP;
- All future activities that will disturb remaining contaminated material must be conducted in accordance with this SMP;
- Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in this SMP;
- Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical component of the remedy shall be performed as defined in this SMP;
- Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by the Environmental Easement;
- The potential for vapor intrusion must be evaluated for any buildings developed in the area within the IC boundaries, and any potential impacts that are identified must be monitored or mitigated. SSD systems may be installed and activated in accordance with SMP Section 3.3.2 in lieu of evaluation;
- Vegetable gardens and farming on the site are prohibited;

4.1.2 Engineering Control - Soil Cover System

Exposure to remaining contamination at the site is prevented by a cover system placed over the site. This cover system is comprised of a minimum of 24 inches of clean soil, stone, asphalt pavement, concrete-covered sidewalks, concrete building slabs and stone pavers. Figure 2 presents the location of the final cover system and applicable demarcation layers. A demarcation layer was placed beneath all placed soil/ stone cover (i.e., portions of the Site with existing Site cover do not have a demarcation layer). It is noted the Site cover system was altered temporarily during the construction work within the limits of the Phase II construction area; however, the cover was restored in August and September 2020 and the restored cover areas are illustrated on Figure 2. Details on the cover

system restoration and the other site restoration work completed in 2020 are included in the previous PRR.

The cover system was inspected on January 13, 2022 and was observed to be intact and functioning as designed.

4.1.3 Engineering Control - Sub-Slab Vapor Venting System

The SMP required an evaluation for Soil Vapor Intrusion (SVI) or installation/activation of a SSDS in lieu of an evaluation. The three (3) buildings on Site each had an SSDS installed and activated.

The following summarizes the basic SSDS components within each Site building:

1. Building A: SSDS consists of four (4) vent pipes, one (1) roof-mounted fan and three (3) monitoring points (see Figure A);
2. Building B-1: SSDS consists of one (1) vent pipe, one (1) roof-mounted fan and two (2) monitoring points (see Figure B-1);
3. Building B-2: SSDS consists of three (3) vent pipes, one (1) roof-mounted fan and three (3) monitoring points (see Figure B-2). Note finish floor concrete slab was partially poured as illustrated on Figure B-2 and Figure C; 15-mil STEGO vapor barrier and lower structural slab are in place.

Prior to the latest SSDS inspection on February 11, 2022, LaBella performed an inspection on January 13, 2022. During the January 13, 2022 inspection LaBella identified issues with monitoring point 3 in Building B-2, and a broken alarm in Building A. Below is a summary of the work.

At the time of the January 13, 2022 inspection, the following was observed from the three (3) systems:

- Building A:
  - The system was functioning normal, including adequate pressure field extension (PFE) readings on monitoring points and the alarm appeared operational. However, when vacuum was taken away from the alarm the light turned red but did not sound off. The alarm therefore did not meet the requirements and needed to be replaced.
- Building B-1:
  - The system was functioning normal, including adequate PFE readings on monitoring points and the alarm functioned.
- Building B-2:
  - The system was functioning normal, with the following exceptions:
    - The PFE monitoring points indicated adequate negative pressure (i.e., at least -0.004 inches of water column), with the exception of monitoring point 3 which was fluctuating from positive and negative readings, indicating that the system was either not working, or the monitoring point was plugged. It was noted that a new concrete sub-slab had been poured in the western portion of Building B-2.
    - The alarm for the system was not plugged in. LaBella checked the vacuum in the system riser piping and it read -0.218 in-WC, confirming that the system was operational.

Below is a summary of the work performed during the February 11, 2022 inspection:

- Building A:
  - The SSDS alarm was removed and replaced with a new fully operational alarm. The rest of the system was functioning normal (including adequate PFE readings on monitoring points).

- Building B-1:
  - The system was functioning normal, including adequate PFE readings on monitoring points and the alarm functioned.
- Building B-2:
  - LaBella was given access to the new storefront on the western end of Building B-2. Upon inspection, it was observed that the stainless steel tubing for monitoring point 3 was broken and rather than the end point being located beneath the concrete slab it had been modified when the concrete slab was poured to extend above the slab in a recent bathroom addition. LaBella installed a new monitoring point with a Vapor Pin® in the south west corner of the bathroom, approximately 9-feet east of the original monitoring point 3. Vacuum readings from the newly installed Vapor Pin® were -0.024 in-WC.
  - The SSDS alarm was connected to an outlet. The alarm was tested and is operational.

In addition to the above, all three systems included U-Tube manometers on the PFE monitoring points; however, these were removed and replaced with valves so that more sensitive digital manometer readings can be collected. Appendix 3 includes the as-built drawings from the June 15, 2021 revised SMP and the modifications summarized above to the SSDS and the concrete floor in Building B-2 are included as 'mark ups'.

The following table presents the findings of the latest SSDS inspection conducted on February 11, 2022.

BUILDING	MONITORING POINT	FAN OPERATIONAL ?	VACUUM READING (" WC)	ALARM OPERATIONAL?
A	1	YES	-0.041	YES
A	2	YES	-0.010	
A	3	YES	-0.068	
B-1	1	YES	-0.043 to -0.080	YES
B-1	2	YES	-0.048	
B-2	1	YES	-0.019	YES
B-2	2	YES	-0.034	
B-2	3	YES	-0.024	

Refer to Appendix 2 for SSDS and cover system inspection forms.

Procedures for operating and maintaining the SSD systems are documented in the Operation and Maintenance Plan of the SMP. SSD systems will be installed in future Site buildings, or soil vapor intrusion (SVI) testing will be completed to determine the need for mitigation in each building. SSD system layouts and specifications will be submitted to the NYSDEC and NYSDOH for review and approval prior to construction. Alternatively, a SVI sampling plan will be submitted to NYSDEC and NYSDOH for review and approval.

The SSD systems will remain in place and operational until they are no longer needed to address potential exposures related to SVI. The active SSD systems will not be discontinued unless prior written approval is granted by the NYSDEC and the NYSDOH. In the event that SVI monitoring data indicates that the SSD systems may no longer be required, a proposal to discontinue the SSD system will be submitted by the remedial party to the NYSDEC and NYSDOH.

4.1.4 Engineering Control – Utility Trench Plugs (100 Lakeshore Dr.)

A sanitary sewer was installed across the northern portion of the Site in close proximity to the northern property line. The sewer transects the property from west to east and reached a maximum depth of approximately fifteen (15) ft. bgs. The sewer alignment also transected AOI 6, a known area of Chlorinated Volatile Organic Compound (CVOC) contamination migrating on Site from an off Site source to the north. Specifically, the area of CVOC groundwater contamination is on the 100 Lakeshore Drive parcel (former 30 Lakeshore Drive). The sewer was installed at a depth of approximately thirteen (13) feet bgs. in this portion of the Site. In an effort to minimize or eliminate lateral migration of CVOC contaminants along the sewer bedding materials, a clay plug was placed at each end of the AOI 6 area.

An IRM Work Plan Addendum was submitted on May 20, 2015 detailing the proposed construction details of each plug and clay source. The clay material and installation method was approved by NYSDEC and did not require chemical testing prior to import to the Site. The plugs were placed approximately 110 feet apart. Beginning at the trench floor, approximately six (6) vertical feet of flowable fill material was placed surrounding the sewer pipe with an anti-seep collar placed against the outer edges of each flowable fill block. A 2" x 4" keyway was carved into the top of each block of flowable fill to help the overlying clay mate to it. Approximately four (4) vertical feet of compacted clay was placed on top of each flowable fill block and compacted to approximately 95%. Compaction testing of the clay was conducted by CME Associates on August 31, 2015. Testing was performed multiple times on each plug during installation. Compaction results ranged between 95.0-95.3% on the eastern plug and between 94.2-95.3% on the western plug. The moisture content of the clay plugs ranged between 7.2-11.4%. The top of the clay material was installed approximately one (1) foot above the shallow groundwater table. Figure 3 illustrates the sewer trench plug as-built details.

The utility trench plugs remain in place, have not been disturbed and to the best of our knowledge are still functioning per design.

4.1.1 Engineering Control – Storm Water Structures

During future redevelopment, no soil exceeding protection of groundwater concentrations will remain below storm water retention basins or infiltration structures.

4.2 IC/EC Certification

The IC/EC Certification Form covering October 31, 2020 through January 15, 2022 is included as Appendix 4.

5.0 MONITORING PLAN COMPLIANCE REPORT

5.1 Requirements

The Monitoring Plan is included in Section 4.0 of the SMP and describes the measures for evaluating the performance and effectiveness of the remedy to reduce or mitigate contamination at the Site, the soil cover system, and all affected Site Media.

The Monitoring Plan describes the methods to be used for:

- Sampling and analysis of all appropriate media (e.g., groundwater, indoor air, soil vapor, soils);

- Assessing compliance with applicable NYSDEC standards, criteria and guidance, particularly ambient groundwater standards;
- Monitoring the cover system;
- Assessing achievement of the remedial performance criteria;
- Evaluating Site information periodically to confirm that the remedy continues to be effective in protecting public health and the environment; and,
- Preparing the necessary reports for the various monitoring activities.

To adequately address these issues, the Monitoring Plan provides information on:

- Sampling locations, protocol, and frequency;
- Information on all designed monitoring systems (e.g. well logs);
- Reporting requirements;
- Quality Assurance/Quality Control (QA/QC) requirements;
- Annual inspection and periodic certification.

5.2 Monitoring Deficiencies

No monitoring deficiencies were noted during the reporting period and completion of the PRR.

6.0 CONCLUSIONS AND RECOMMENDATIONS

The site inspections/monitoring since the previous Periodic Review Report submitted December 15, 2020 indicate that the remedy is effective and no modifications to the remedy are warranted. It is recommended that the SMP be updated to reflect the minor changes to the SSDS as-builts.

7.0 LIMITATIONS

The conclusions presented in this report are based on information gathered in accordance with generally acceptable professional consulting principles and practices. All conclusions reflect observable conditions existing at the time of the Site inspection. Information provided by outside sources (individuals, agencies, laboratories, etc.) as cited herein, was used in the assessment of the Site. The accuracy of the conclusions drawn from this assessment is, therefore, dependent upon the accuracy of information provided by these sources. Furthermore, LaBella is not responsible for the impacts of any changes in environmental standards, practices, or regulations subsequent to the performance of services.

This report is based upon the application of scientific principles and professional judgment to certain facts with resultant subjective interpretations. Professional judgments expressed herein are based upon the facts currently available with the limits of the existing data, scope of services, budget and schedule. To the extent that more definitive conclusions are desired by the Client than are warranted by the current available facts, it is specifically Labella's' intent that the conclusions and recommendations stated herein will be intended as guidance and not necessarily a firm course of action except where explicitly stated as such. LaBella makes no warranties, expressed or implied including without limitation, warranties as to merchantability or fitness of a particular purpose. Furthermore, the information provided in this report is not be construed as legal advice.

This assessment and report have been completed and prepared on behalf of and for the exclusive use of Canandaigua Lakefront, LLC. Any reliance on this report by a third party is at such party's sole risk.

8.0 REFERENCES

DER10/Technical Guidance for Site Investigation and Remediation, NYSDEC, May 3, 2010

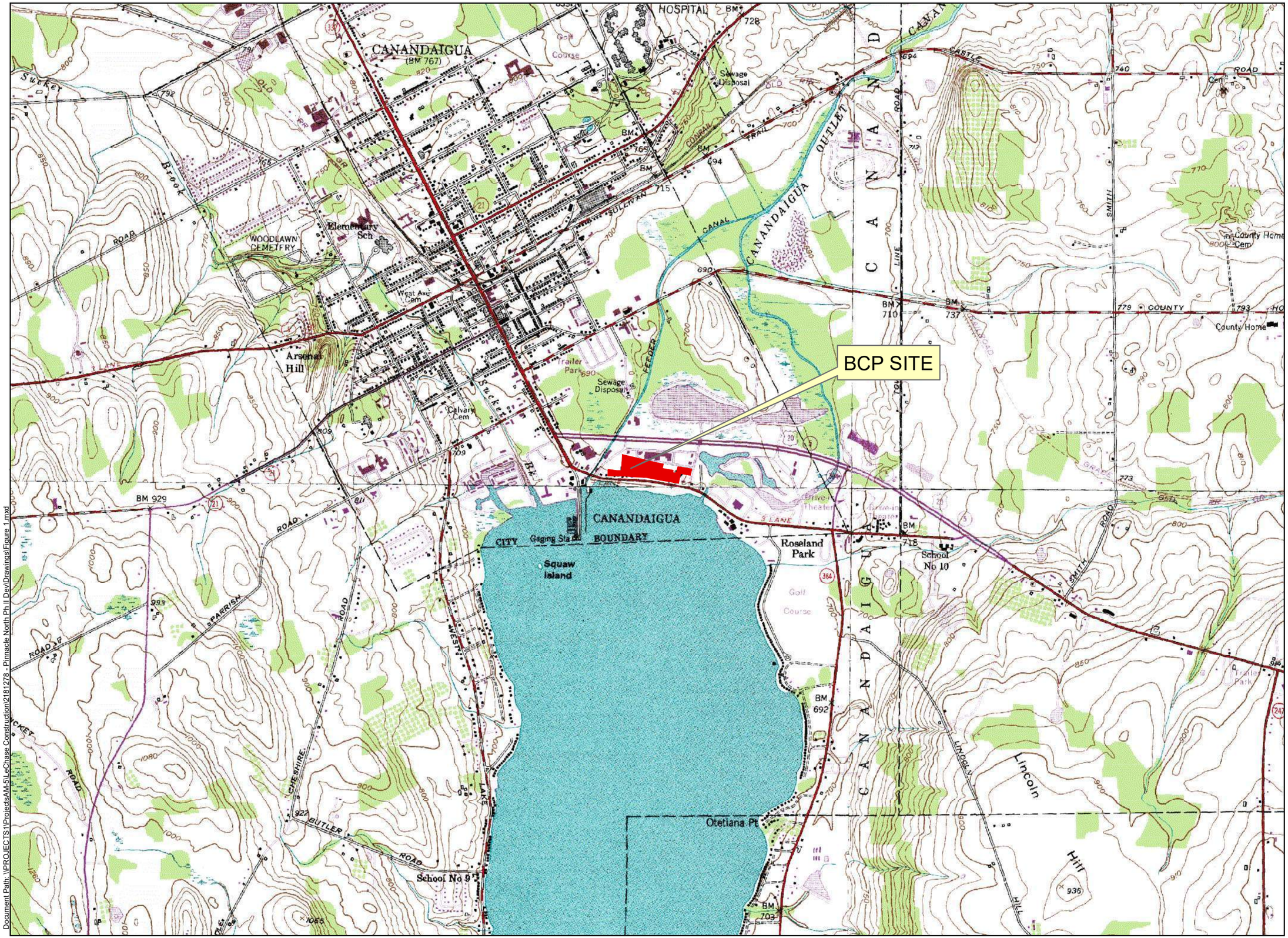
Final Engineering Report, Canandaigua Multi-Brownfield Site, LaBella Associates, December 2016

Site Management Plan, Canandaigua Multi-Brownfield Site, LaBella Associates, December 2016

Construction Completion Report, Canandaigua Multi-Brownfield Site, LaBella Associates, December 2016

Supplemental RIR, Canandaigua Multi-Brownfield Site, LaBella Associates, December 2016

FIGURES



Document Path: \\PROJECTS1\Projects\AM-5\LeChase Construction\2181278 - Pinnacle North Ph II Dev\Drawings\Figure 1.mxd

LaBella
Powered by partnership.

Periodic Review Report

Canandaigua Multi-Brownfield Site, New York

NYSDEC BCP #C835025

Site Location Map

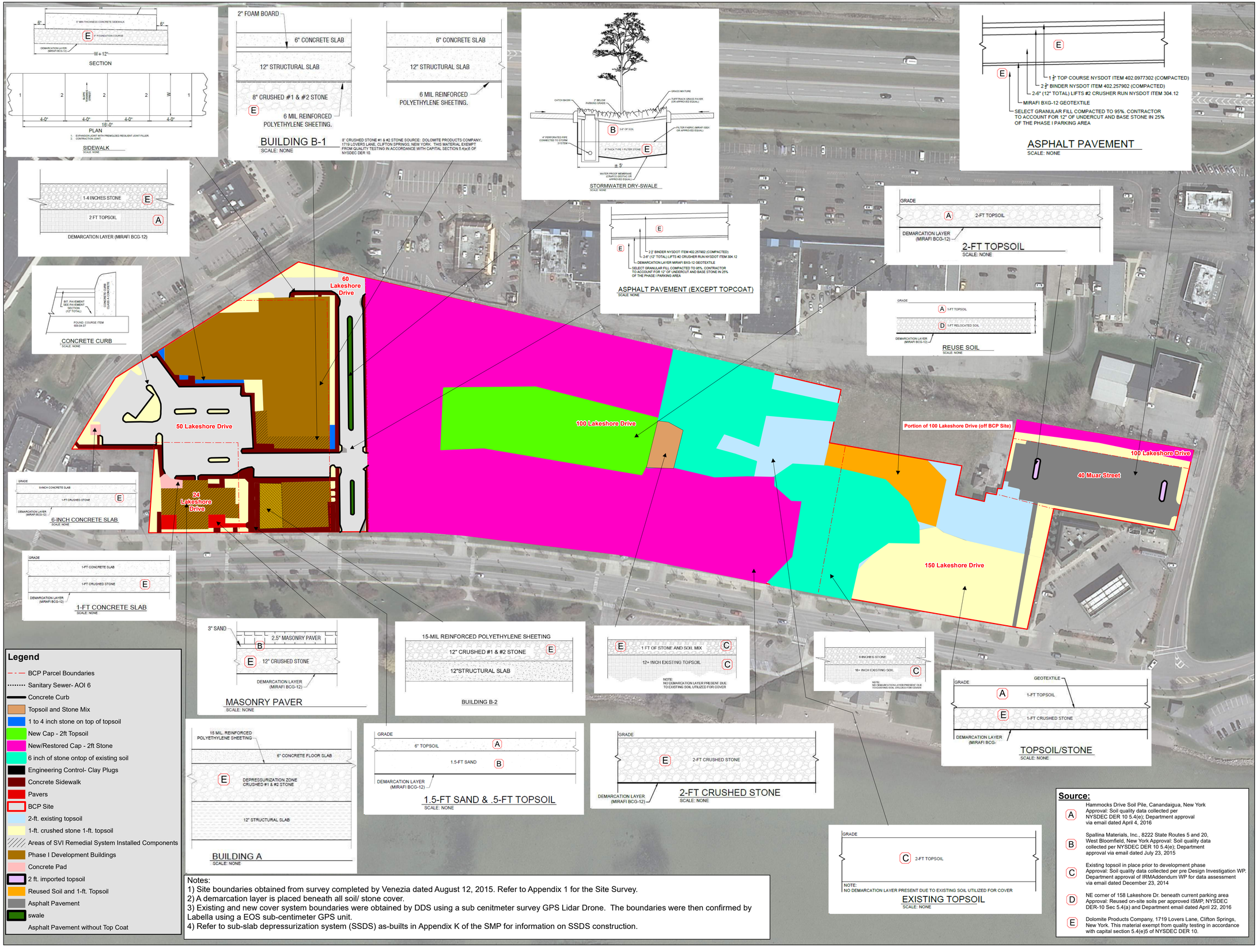
March 7, 2019

0 2,000
Feet
1 inch = 2,000 feet
Intended to print as 11x17

N
W E
S

FIGURE 1

2181278



Legend

- BCP Parcel Boundaries
- Sanitary Sewer- AOI 6
- Concrete Curb
- Topsoil and Stone Mix
- 1 to 4 inch stone on top of topsoil
- New Cap - 2ft Topsoil
- New/Restored Cap - 2ft Stone
- 6 inch of stone ontop of existing soil
- Engineering Control- Clay Plugs
- Concrete Sidewalk
- Pavers
- BCP Site
- 2-ft. existing topsoil
- 1-ft. crushed stone 1-ft. topsoil
- Areas of SVI Remedial System Installed Components
- Phase I Development Buildings
- Concrete Pad
- 2 ft. imported topsoil
- Reused Soil and 1-ft. Topsoil
- Asphalt Pavement
- swale
- Asphalt Pavement without Top Coat

Notes:
1) Site boundaries obtained from survey completed by Venezia dated August 12, 2015. Refer to Appendix 1 for the Site Survey.
2) A demarcation layer is placed beneath all soil/ stone cover.
3) Existing and new cover system boundaries were obtained by DDS using a sub cenitmeter survey GPS Lidar Drone. The boundaries were then confirmed by Labella using a EOS sub-centimeter GPS unit.
4) Refer to sub-slab depressurization system (SSDS) as-builts in Appendix K of the SMP for information on SSDS construction.

Source:

A — Hammocks Drive Soil Pile, Canandaigua, New York Approval: Soil quality data collected per NYSDEC DER 10 5.4(e); Department approval via email dated April 4, 2016

B — Spallina Materials, Inc., 8222 State Routes 5 and 20, West Bloomfield, New York Approval: Soil quality data collected per NYSDEC DER 10 5.4(e); Department approval via email dated July 23, 2015

C — Existing topsoil in place prior to development phase Approval: Soil quality data collected per pre Design Investigation WP. Department approval of IRMAddendum WP for data assessment via email dated December 23, 2014

D — NE corner of 158 Lakeshore Dr. beneath current parking area Approval: Reused on-site soils per approved ISMP, NYSDEC DER-10 Sec 5.4(a) and Department email dated April 22, 2016

E — Dolomite Products Company, 1719 Lovers Lane, Clifton Springs, New York. This material exempt from quality testing in accordance with capital section 5.4(e)5 of NYSDEC DER 10.

LaBella
Powered by partnership.

Periodic Review Report

Canandaigua Multi-Brownfield Site, New York

NYSDEC BCP #C835025

As-Built
Engineering Controls

AS-BUILT
NOVEMBER 2, 2020

STATE OF NEW YORK
DANIEL P. NOLL
No. 081996
LICENSED PROFESSIONAL ENGINEER

0 75 150
Feet

1 inch = 75 feet
Intended to print as ARCH D

Site boundaries obtained from survey completed by Venezia dated August 12, 2015.

N W E S

FIGURE 2

214577

Document Path: \\PROJECTS1\Projects\AM-5\LeChase Construction\214577 - North Shore RCP Interim Remedial Measures\Drawings\SMP\Figure 4 Engineering Controls prr.mxd

APPENDIX 1

Site Boundary Survey, Metes and Bounds Description

Deed Reference:

Parkway Plaza LP to Canandaigua Lakefront LLC by Deed filed May 22, 2005 in Liber 1338 of Deeds at Page 724.

McDonalds Real Estate Co. to Canandaigua Lakefront LLC by Deed filed May 22, 2005 in Liber 1338 of Deeds at Page 743.

Sarah-Frank LLC to Canandaigua Lakefront LLC by Deed filed May 22, 2005 in Liber 1338 of Deeds at Page 728.

Map Reference:

Map of a survey of lands to be conveyed to Brian R. Zerges by Larson & Simolo being Ontario County filed Map # 26571.

Lands of William W. Muar by Jack Anderson being Ontario County filed Map # 2018.

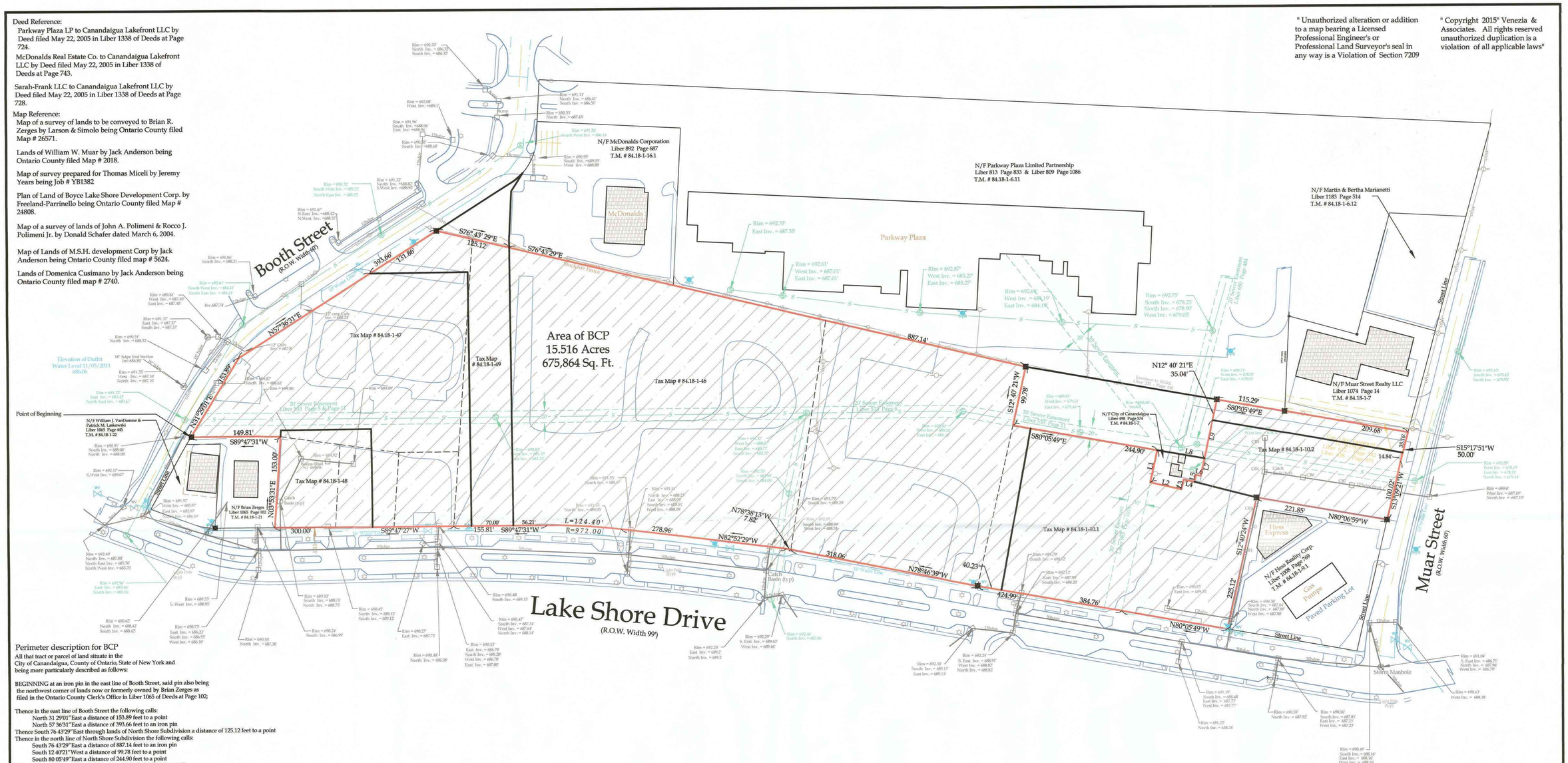
Map of survey prepared for Thomas Miceli by Jeremy Years being Job # YB1382

Plan of Land of Boyce Lake Shore Development Corp. by Freeland-Parrinello being Ontario County filed Map # 24808.

Map of a survey of lands of John A. Polimeni & Rocco J. Polimeni Jr. by Donald Schafer dated March 6, 2004.

Map of Lands of M.S.H. development Corp by Jack Anderson being Ontario County filed map # 5624.

Lands of Domenica Cusimano by Jack Anderson being Ontario County filed map # 2740.



Perimeter description for BCP

All that tract or parcel of land situate in the City of Canandaigua, County of Ontario, State of New York and being more particularly described as follows:

BEGINNING at an iron pin in the east line of Booth Street, said pin also being the northwest corner of lands now or formerly owned by Brian Zerges as filed in the Ontario County Clerk's Office in Liber 1065 of Deeds at Page 102;

Thence in the east line of Booth Street the following calls:
    North 31 29'01"East a distance of 153.89 feet to a point
    North 57 36'31"East a distance of 393.66 feet to an iron pin
Thence South 76 43'29"East through lands of North Shore Subdivision a distance of 125.12 feet to a point
Thence in the north line of North Shore Subdivision the following calls:
    South 76 43'29"East a distance of 887.14 feet to an iron pin
    South 12 40'21"West a distance of 99.78 feet to a point
    South 80 05'49"East a distance of 244.90 feet to a point
Thence through lands of North Shore Subdivision the following calls
    South 12 40'21"West a distance of 55.00 feet
    South 77 19'40"East a distance of 53.51 feet to a point
    North 12 40'21"East a distance of 16.87 feet to a point
    South 77 19'40"East a distance of 18.50 feet to a point
    North 12 40'21"East a distance of 12.00 feet to a point
    South 77 19'40"East a distance of 8.00 feet to a point
    North 12 40'21"East a distance of 30.00 feet to a point
Thence continuing in the north line of North Shore Subdivision the following calls:
    North 12 40'21"East a distance of 100.00 feet to an iron pin
    South 80 05'49"East a distance of 324.97 feet to a point in the west line of Muar Street
Thence in the west line of Muar Street the following calls:
    South 15 17'51"West a distance of 50.00 feet to a point
    South 13 09'21"West a distance of 100.02 feet to an iron pin
Thence North 80 06'59"West a distance of 221.85 feet to an iron pin
    South 12 40'24"West a distance of 225.12 feet to a point in the north line of Lake Shore Drive
Thence in the north line of Lake Shore Drive the following calls:
    North 80 05'49"West a distance of 424.99 feet to a point
    North 78 46'39"West a distance of 318.06 feet to a point
    North 78 38'13"West a distance of 7.82 feet to a point
    North 82 52'29"West a distance of 278.96 feet to a point
    Along a curve to the left with an arc radius of 972.00 feet a distance of 124.40 feet to a point
    South 89 47'31"West a distance of 155.81 feet to a point
    South 89 47'27"West a distance of 300.00 feet to a point
    North 03 53'31"East a distance of 153.00 feet to a point
    Thence South 89 47'31"West a distance of 149.81 feet to the POINT AND PLACE OF BEGINNING

Being 15.516 Acres

CATCH BASIN TABLE		
CB	RIM ELEV.	INV. ELEV
CB1	689.80'	S=688.16' N=688.30'
CB2	689.59'	S= 688.15' N= 688.15'
CB3	689.73'	S= 688.15' N= 688.15'
CB4	689.68'	S= 687.93' N=687.76' E=687.76'
CB5	689.26'	S= 687.84'
CB6	689.98'	W= 687.56' E= 687.48'
CB7	690.01'	W= 687.46' E= 687.41'

LINE TABLE		
LINE	LENGTH	BEARING
L1	55.00	S12°40'21"W
L2	53.51	S77°19'40"E
L3	16.87	N12°40'21"E
L4	18.50	S77°19'40"E
L5	12.00	N12°40'21"E
L6	8.00	S77°19'40"E
L7	30.00	N12°40'21"E
L8	80.10	S80° 05' 49"E

Meters
30 0 30 60
1:24

Feet
100 0 100 200
1:80

General Notes:

This property is subject to an environmental easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the New York Environmental Conservation Law. The engineering and institutional controls for this Easement are set forth in more detail in the Site Management Plan (SMP). A copy of the SMP must be obtained by any party with an interest in the property. The SMP an be obtained from NYS Department of Environmental Conservation, Division of Environmental Conservation, Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, NY 12233 or at derweb@dec.ny.gov.

Legend

- ☼ Light Pole
- Ⓢ Sanitary Cover
- WV ⋈ Water Valve
- ☐ Catch Basin
- Fire Hydrant
- ▨ B.C.P. Area
- ☒ Iron pin or pipe found
- ☒ Iron pin set
- ◉ Drill hole
- -○- Utility pole
- △ P.K. nail found
- ▲ P.K. nail set
- ⊡ Concrete Monument
- ⊕ Benchmark
- E/T Utility lines
- R.O.W. line
- Property lines
- Centerline

Revisions			
NO.	Date	Description	By

This is to certify that I am a Licensed Land Surveyor and that this plan was completed on 08/12/2015 from notes of an instrument survey performed on 08/03/2015

7/8/16

NO. 049761

Rocco A. Venezia
License No. 049761 signed

Map of Survey prepared for:

Canandaigua Lakefront LLC

File# 13244BCA2

Showing Land
at
Lakeshore Drive
City of Canandaigua
County of Ontario State of New York

T.m. # 84.18-1-10.1,10.2,46
47,48,49
Scale 1"=80'

VENEZIA
LAND SURVEYORS AND CIVIL ENGINEERS
5120 Laura Lane — Canandaigua New York, 14424
www.veneziasurvey.com — (585)396-3267 — Fax. No. (585) 396-0131 — E-mail rocco@veneziasurvey.com

SCHEDULE "A" PROPERTY DESCRIPTION

All that tract or parcel of land situate in the City of Canandaigua, County of Ontario, State of New York and being more particularly described as follows:

BEGINNING at an iron pin in the east line of Booth Street, said pin also being the northwest corner of lands now or formerly owned by Brian Zerges as filed in the Ontario County Clerk's Office in Liber 1065 of Deeds at Page 102;

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Thence in the north line of North Shore Subdivision the following calls:
South 76 43'29"East a distance of 887.14 feet to an iron pin
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South 77 19'40"East a distance of 53.51 feet to a point
North 12 40'21"East a distance of 16.87 feet to a point
South 77 19'40"East a distance of 18.50 feet to a point
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South 77 19'40"East a distance of 8.00 feet to a point
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North 12 40'21"East a distance of 100.00 feet to an iron pin
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Thence in the west line of Muar Street the following calls:
South 15 17'51"West a distance of 50.00 feet to a point
South 13 09'21"West a distance of 100.02 feet to an iron pin

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South 12 40'24"West a distance of 225.12 feet to a point in the north line of Lake Shore Drive

Thence in the north line of Lake Shore Drive the following calls:
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North 78 38'13"West a distance of 7.82 feet to a point
North 82 52'29"West a distance of 278.96 feet to a point
Along a curve to the left with an arc radius of 972.00 feet a distance of 124.40 feet to a

point
South 89 47'31"West a distance of 155.81 feet to a point
South 89 47'27"West a distance of 300.00 feet to a point
North 03 53'31"East a distance of 153.00 feet to a point

Thence South 89 47'31"West a distance of 149.81 feet to the POINT AND PLACE OF BEGINNING

BEING 15.516 ACRES

APPENDIX 2

SSDS and Cover Inspection Forms

LaBella
Powered by partnership.

300 State Street
Rochester, New York 14614
Phone: (585) 454-6110
Fax: (585) 454-3066

SITE-WIDE INSPECTION FORM

Project Name:	NYSDEC Site No. C835025
Location:	Canandaigua Multi-Brownfield Site
Project No.:	2181278
Inspected By:	A. daSilva
Date of Inspection:	February 11, 2022
Weather Conditions:	36F, Sunny, minor wind

1. GENERAL SITE CONDITIONS

Good - Site is in generally good condition. No changes to cover system seen. The storefront in the western portion of Building B-2 is occupied and they poured a new concrete sub-slab floor prior to inspection.

2. COVER SYSTEM OBSERVATIONS

Good - Site is in generally good condition. No changes to cover system seen. Inspected on January 13, 2022.

3. SSDS INSPECTION (COMPLETE 1 PER SYSTEM)

BUILDING/ SSDS LOCATION Building A

Sub-Slab Depressurization System - Fan #1:		Sub-Slab Depressurization System - Fan #1:	
Monitoring Point 1		Monitoring Point 2	
Operational -	Yes	Operational -	Yes
Vacuum Gauge Reading (inches of water) -	-0.041	Vacuum Gauge Reading (inches of water) -	-0.010
Alarm Check -	Working	Alarm Check -	Working

SSDS Piping Check – Damage? – YES/(NO)
SSDS Fan Check – Damage? – YES/(NO)

BUILDING/ LOCATION Building A

Sub-Slab Depressurization System - Fan #1:		Sub-Slab Depressurization System - Fan #2:	
Monitoring Point 3			
Operational -	Yes	Operational -	
Vacuum Gauge Reading (inches of water) -	-0.068	Vacuum Gauge Reading (inches of water) -	
Alarm Check -	Working	Alarm Check -	

SSDS Piping Check – Damage? – YES/(NO)
SSDS Fan Check – Damage? – YES/(NO)

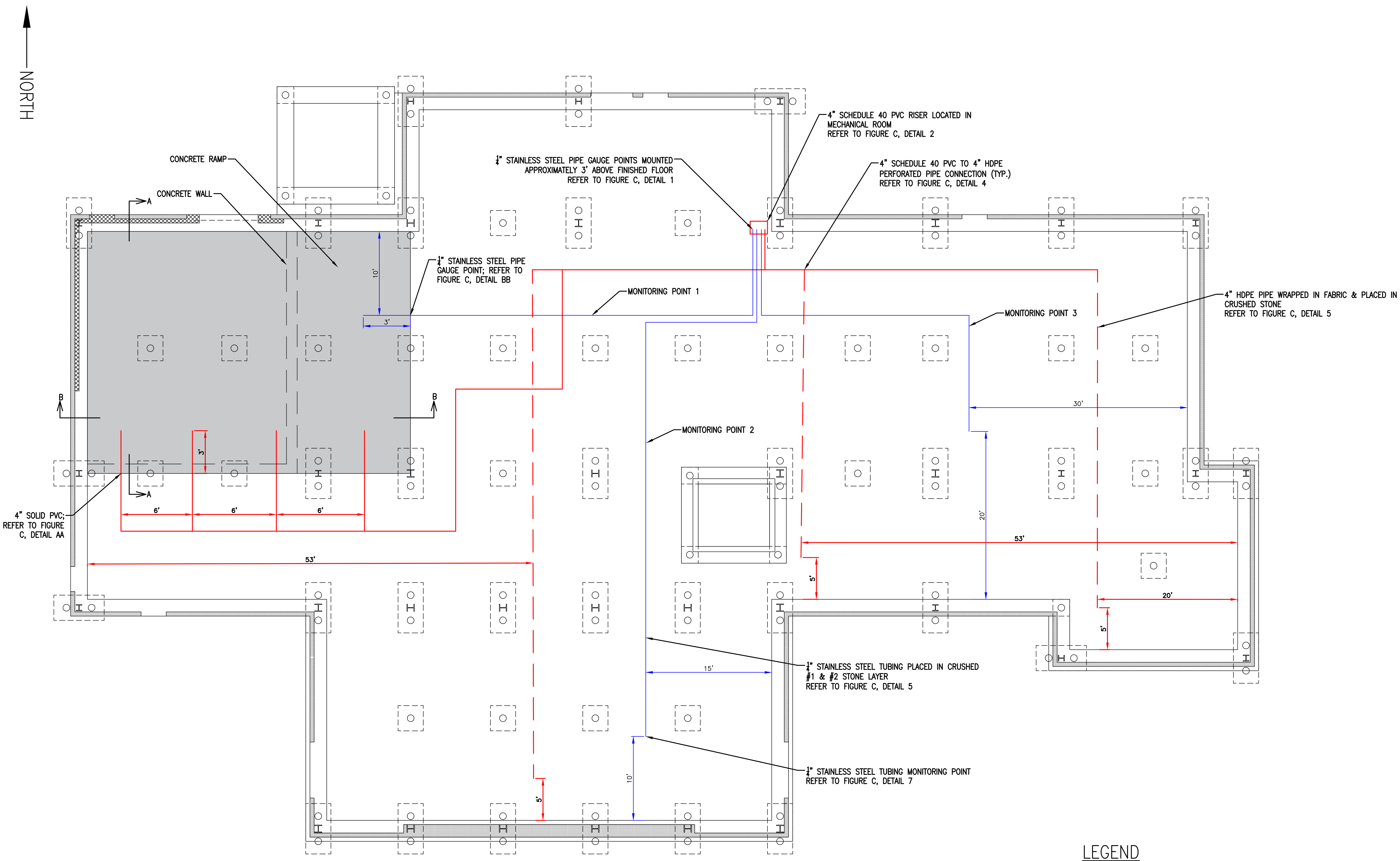
BUILDING/ LOCATION Building B-1			
Sub-Slab Depressurization System - Fan #1:		Sub-Slab Depressurization System - Fan #1:	
Monitoring Point 1		Monitoring Point 2	
Operational -	Yes	Operational -	Yes
Vacuum Gauge Reading (inches of water) -	-0.043 to -0.080	Vacuum Gauge Reading (inches of water) -	-0.048
Alarm Check -	Working	Alarm Check -	Working
SSDS Piping Check – Damage? – YES/(NO)			
SSDS Fan Check – Damage? – YES/(NO)			

BUILDING/ LOCATION Building B-2			
Sub-Slab Depressurization System - Fan #1:		Sub-Slab Depressurization System - Fan #1:	
Monitoring Point 1		Monitoring Point 2	
Operational -	Yes	Operational -	Yes
Vacuum Gauge Reading (inches of water) -	-0.019	Vacuum Gauge Reading (inches of water) -	-0.034
Alarm Check -	Working	Alarm Check -	Working
SSDS Piping Check – Damage? – YES/(NO)			
SSDS Fan Check – Damage? – YES/(NO)			

BUILDING/ LOCATION Building B-2			
Sub-Slab Depressurization System - Fan #1:		Sub-Slab Depressurization System - Fan #2:	
Monitoring Point 3			
Operational -	Yes	Operational -	
Vacuum Gauge Reading (inches of water) -	-0.024	Vacuum Gauge Reading (inches of water) -	
Alarm Check -	Working	Alarm Check -	
SSDS Piping Check – Damage? – YES/(NO)			
SSDS Fan Check – Damage? – YES/(NO)			

APPENDIX 3

Updated SSDS As-Built Drawings



NOTE:
1. BASE DRAWING FROM HANLON ARCHITECTS PERMIT SET SHEET S100 DATED JANUARY 29, 2016
2. THIS DRAWING REPRESENTS AS-BUILT FOR THE SUB-SLAB DEPRESSURIZATION SYSTEM ONLY.
3. THIS DRAWING REPRESENTS A COMPLETE AS-BUILT FOR THE SSDS SYSTEM DESIGN (DATED JUNE 20TH, 2016 AND APPROVED SEPTEMBER 1ST, 2016). TESTING IN ACCORD. WITH SECTION 3.3.2 OF APPROVED SMP WAS CONDUCTED PRIOR TO BUILDING OCCUPANCY.
4. DEVIATIONS FROM THE DESIGN DATED JUNE 20, 2016 INCLUDE THE FOLLOWING: THE NORTHWEST CORNER OF BUILDING A WAS DESIGNED TO BE A LOADING DOCK, WITH ELEVATED FLOOR. DUE TO THE ELEVATED FLOOR CONSTRUCTION, SOLID PVC PIPING WAS ROUTED INTO THE ELEVATED AREA TO PROVIDE SUFFICIENT INFLUENCE OF THE SYSTEM. A MONITORING POINT WAS ROUTED TO THIS AREA AS WELL. CRUSHED #1 AND #2 STONE WAS USED INSTEAD OF CRUSHED #3 STONE.

LEGEND

- 4" SCHEDULE 40 PVC PIPE
- 4" PERFORATED HDPE PIPE
- ¼" STAINLESS STEEL TUBING
- ELEVATED FLOOR

NO.	REVISION	BY	DATE

It is a violation of New York Education Law Article 145 Sec.7209, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered, the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

STATE OF NEW YORK · DANIEL P. NOLL · No. 081998 · LICENSED PROFESSIONAL ENGINEER

LaBella Powered by partnership.

PROJECT/CLIENT
PERIODIC REVIEW REPORT
CANANDAIGUA MULTI-BROWNFIELD SITE, NEW YORK
NYSDEC BCP SITE #C835025

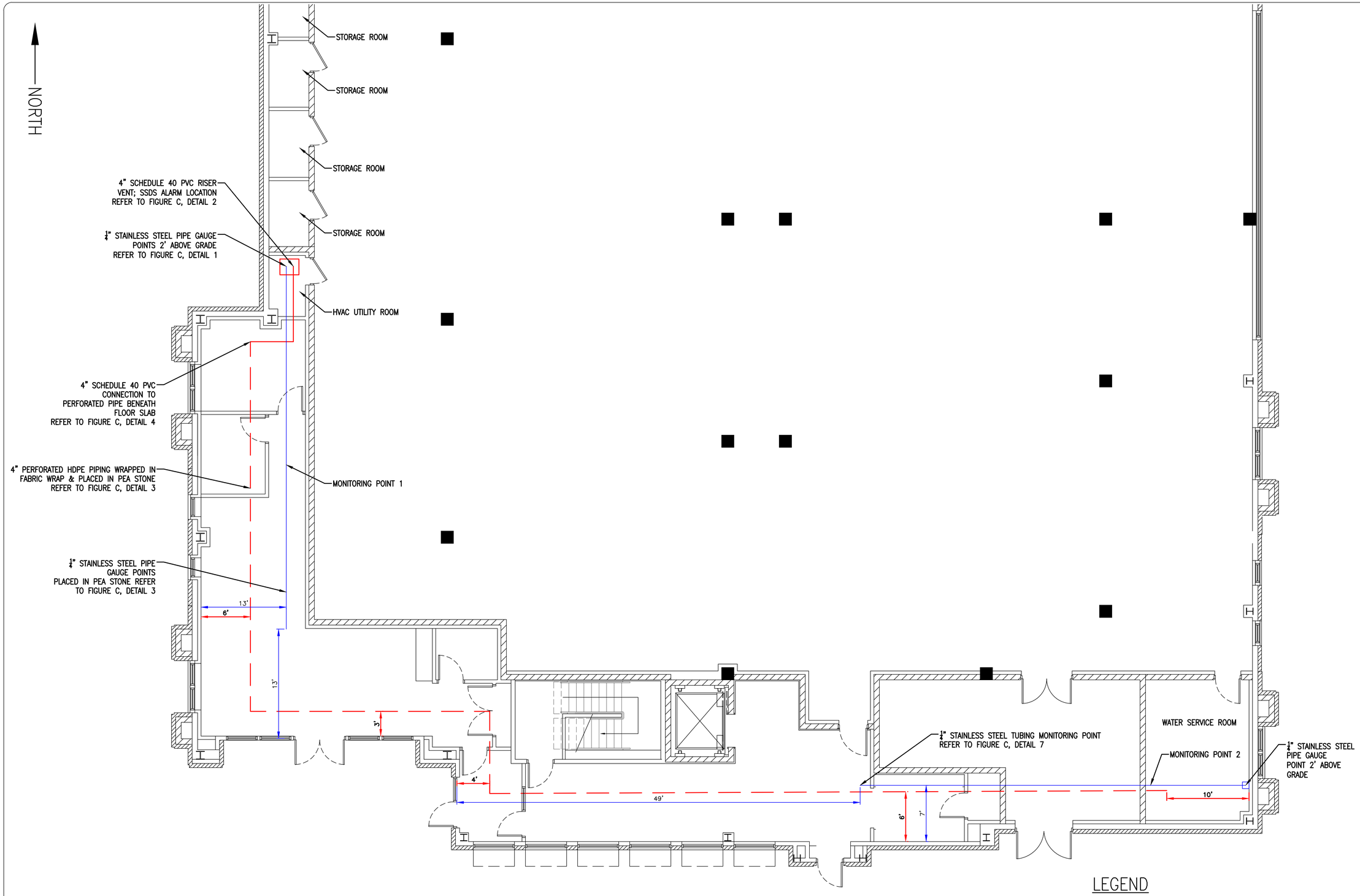
DRAWING TITLE
AS-BUILT BUILDING A SUB-SLAB DEPRESSURIZATION SYSTEM BUILDING A

ISSUED FOR: AS-BUILT
DATE: NOVEMBER 3, 2020
DESIGNED BY: DPN
DRAWN BY: DRP
REVIEWED BY: DPN

\\PROJECTS1\ProjectsAM-5\LeChase Construction\2181278 - Pinnacle North Ph II Dev\Drawings\Building SSDS.dwg

PROJECT/DRAWING NUMBER
2181278

FIGURE A



NOTE:
1. BASE DRAWING FROM HANLON ARCHITECTS PERMIT SET SHEET S100 DATED JANUARY 29. 2016
2. THIS DRAWING REPRESENTS AS–BUILT FOR THE SUB–SLAB DEPRESSURIZATION SYSTEM ONLY.
3. DEVIATIONS FROM THE DESIGN DATED JULY 21, 2015 INCLUDE THE FOLLOWING: A 12–INCH PEA STONE TRENCH WAS NOT CONSTRUCTED AROUND THE PIPING, RATHER 8–INCHES OF CRUSHED #1 & #2 STONE WAS PLACED THROUGHOUT THE ENTIRE AREA BEING MITIGATED BENEATH BOTH SLABS.

NO.	REVISION	BY	DATE

STATE OF NEW YORK
DANIEL P. NOLL
No. 081698
LICENSED PROFESSIONAL ENGINEER

LaBella
Powered by partnership.

PROJECT/CLIENT
PERIODIC REVIEW REPORT
CANANDAIGUA MULTI-BROWNFIELD
SITE, NEW YORK
NYSDEC BCP SITE #C835025

DRAWING TITLE
AS-BUILT BUILDING B-1 SUB-SLAB DEPRESSURIZATION SYSTEM

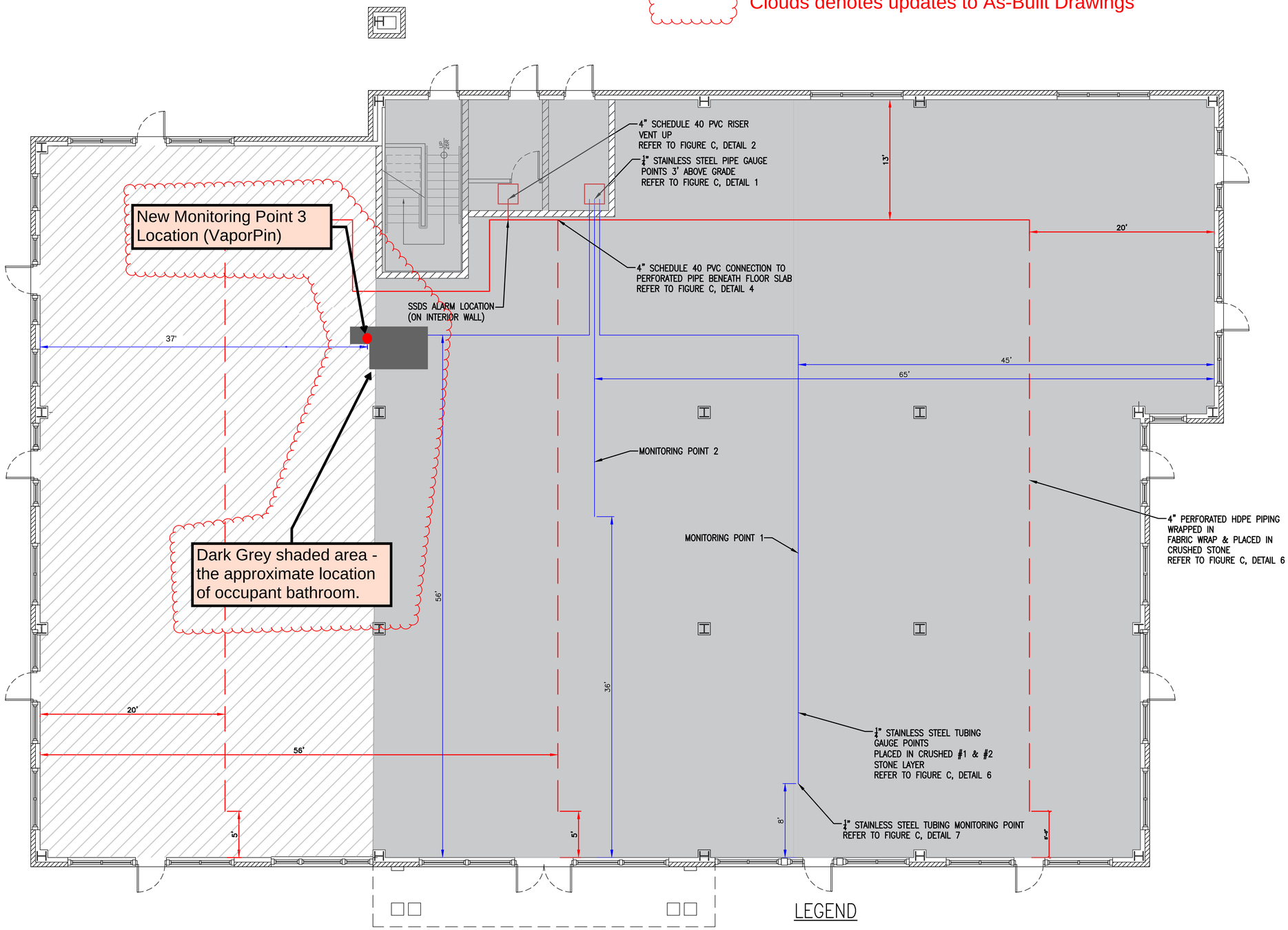
ISSUED FOR: AS-BUILT
DATE: NOVEMBER 3, 2020
DESIGNED BY: DPN
DRAWN BY: DRP
REVIEWED BY: DPN

PROJECT/DRAWING NUMBER
2181278

FIGURE B-1

Clouds denotes updates to As-Built Drawings

NORTH



LEGEND

- 4" SCHEDULE 40 PVC PIPE
- 4" PERFORATED HDPE PIPE
- ¼" STAINLESS STEEL TUBING
- 6" CONCRETE FINISH FLOOR SLAB WITH 15 MIL STEGO POLY SHEETING UNDER SLAB. REFER TO FIGURE C, DETAIL 6

Newly poured concrete slab. Space is currently occupied by storefront.

NOTE:
1. BASE DRAWING FROM HANLON ARCHITECTS PERMIT SET SHEET S100 DATED JANUARY 29. 2016
2. THIS DRAWING REPRESENTS AS-BUILT FOR THE SUB-SLAB DEPRESSURIZATION SYSTEM ONLY.
3. DEVIATIONS FROM THE DESIGN DATED JULY 21, 2015 INCLUDE THE FOLLOWING: A 12 INCH PEA STONE TRENCH WAS NOT CONSTRUCTED AROUND THE PIPING, RATHER 8 INCHES OF CRUSHED #1 & #2 STONE WAS PLACED THROUGHOUT THE ENTIRE AREA BUILDING ABOVE THE STRUCTURAL SLAB. (NOTE THE TOP SLAB IS PARTIALLY POURED).

NO.	REVISION	BY	DATE

STATE OF NEW YORK DANIEL P. NOLL No. 081898 LICENSED PROFESSIONAL ENGINEER

LaBella Powered by partnership.

PROJECT/CLIENT
PERIODIC REVIEW REPORT
CANANDAIGUA MULTI-BROWNFIELD SITE, NEW YORK
NYSDEC BCP SITE #C835025

DRAWING TITLE
AS-BUILT BUILDING B-2 SUB-SLAB DEPRESSURIZATION SYSTEM

ISSUED FOR
AS-BUILT

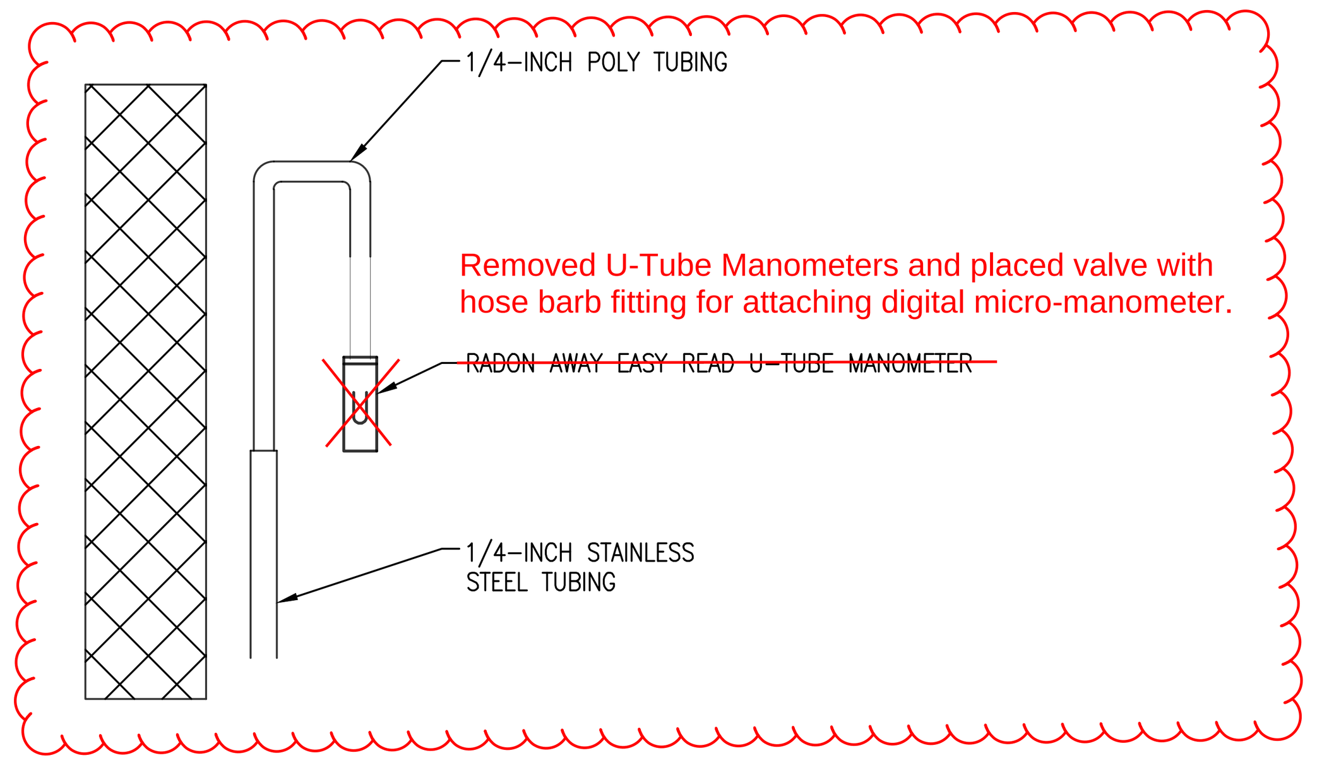
DESIGNED BY: DPN
DRAWN BY: DRP
REVIEWED BY: DPN

DATE: NOVEMBER 3, 2020

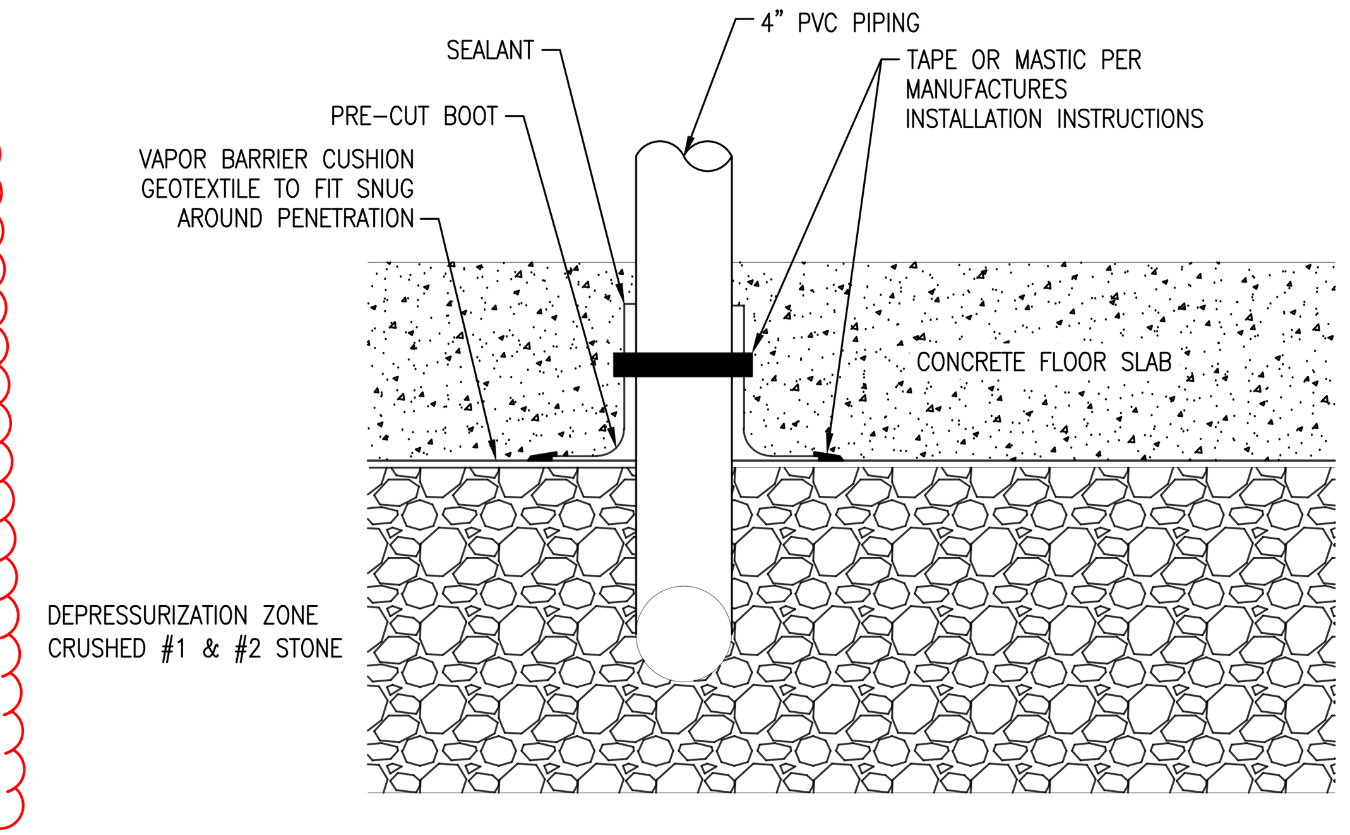
PROJECT/DRAWING NUMBER
2181278

FIGURE B-2

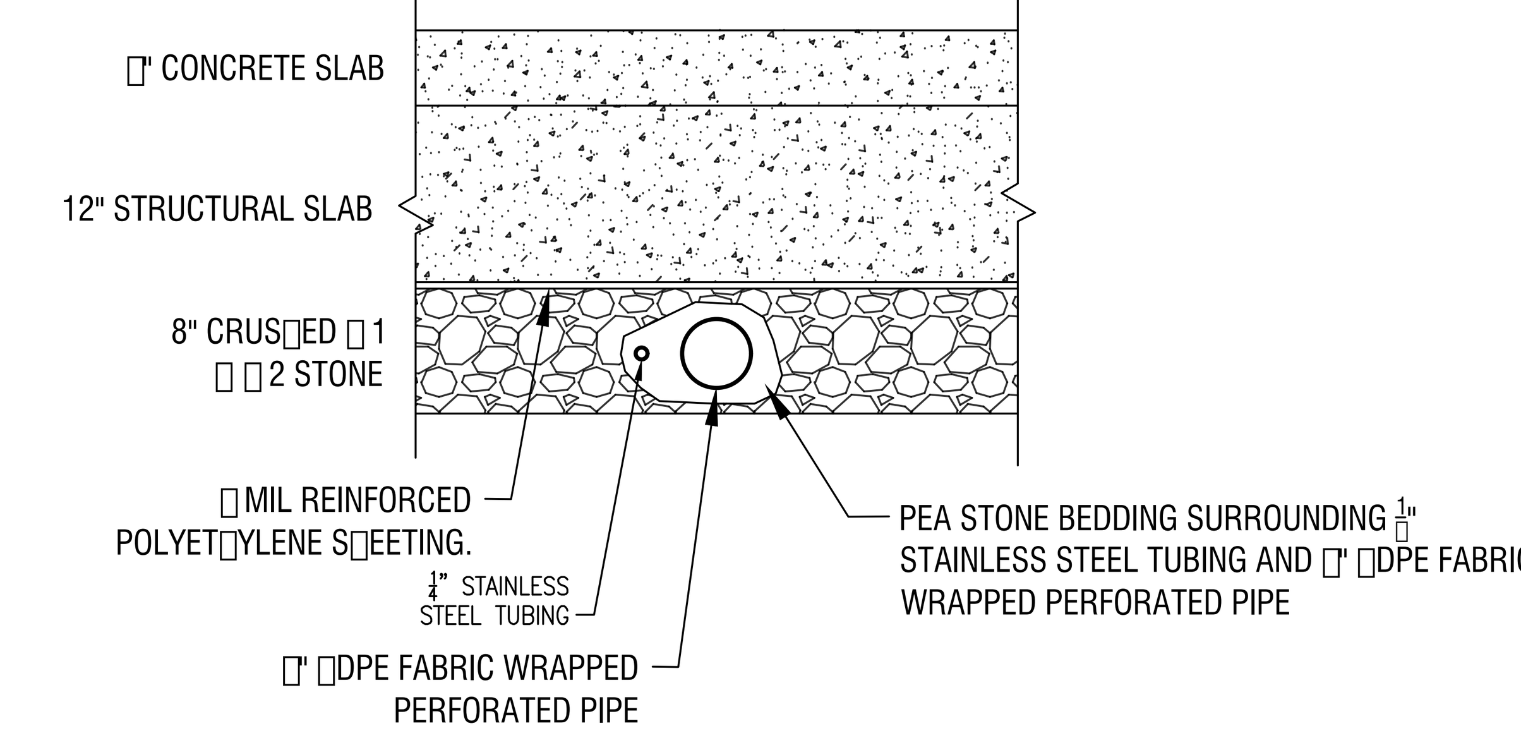
Clouds denotes updates to As-Built Drawings



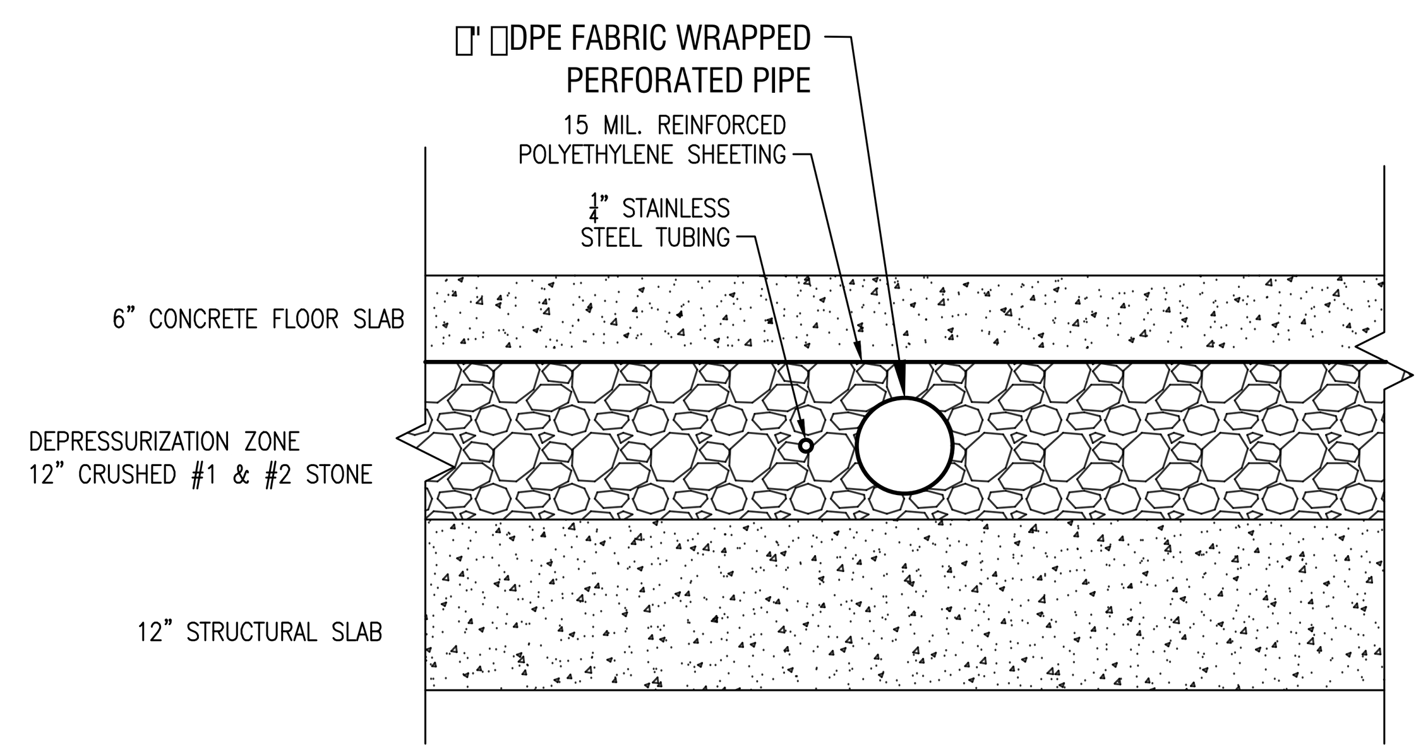
1 PROFILE AT GAUGE POINT
SCALE: NONE



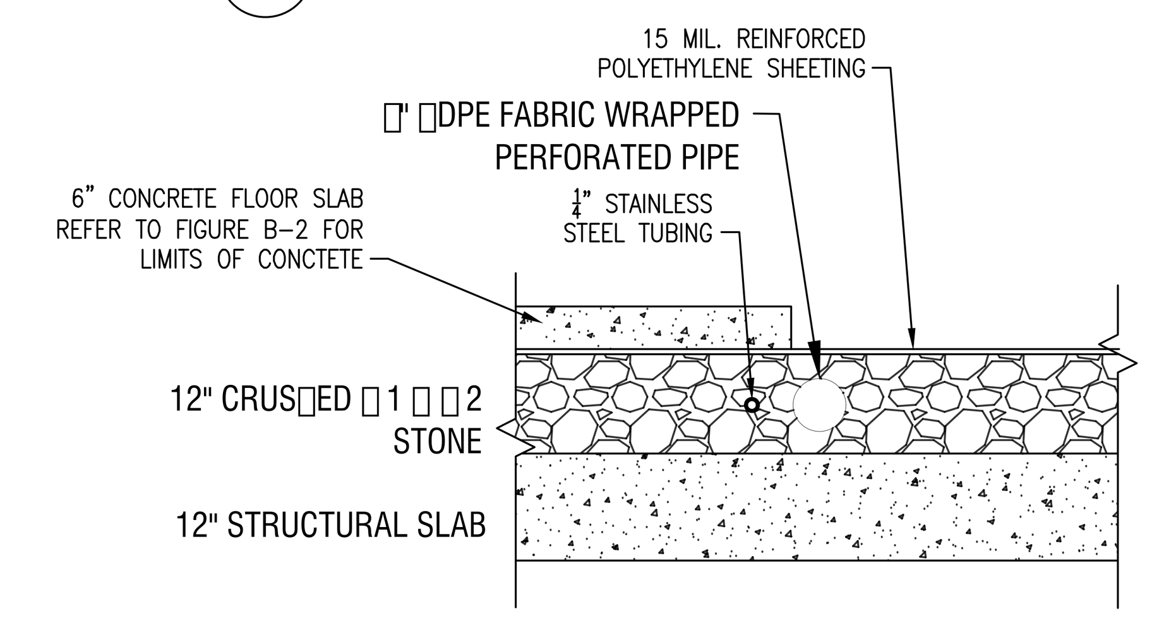
2 TYPICAL VERTICAL PIPE PENETRATION
SCALE: NONE



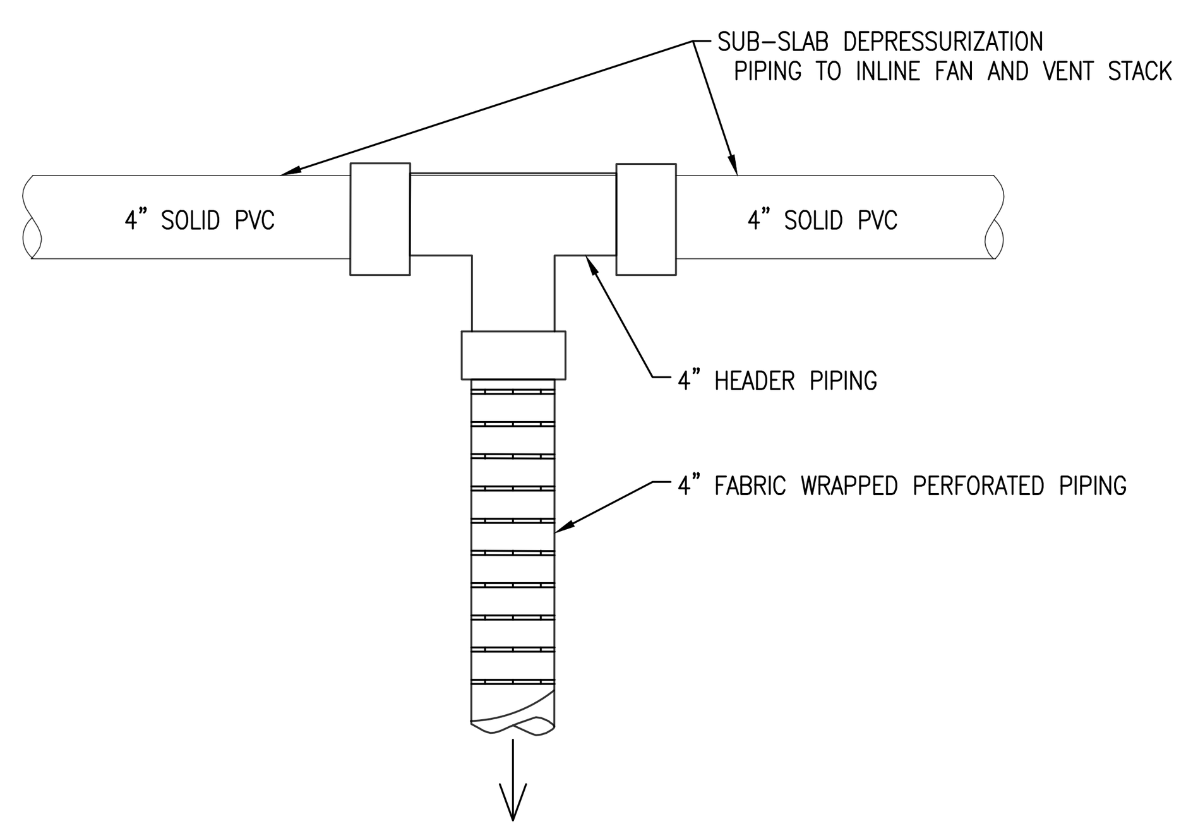
3 MATERIAL PROFILE BUILDING B-1
SCALE: NONE



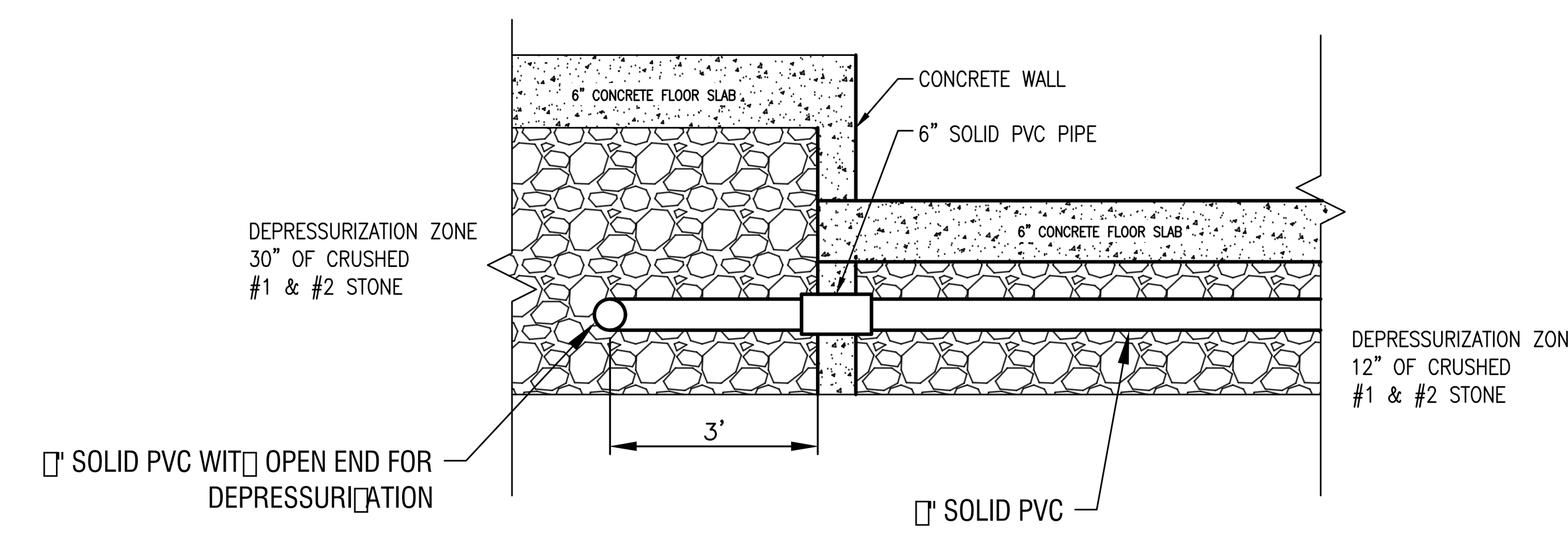
5 MATERIAL PROFILE BUILDING A
SCALE: NONE



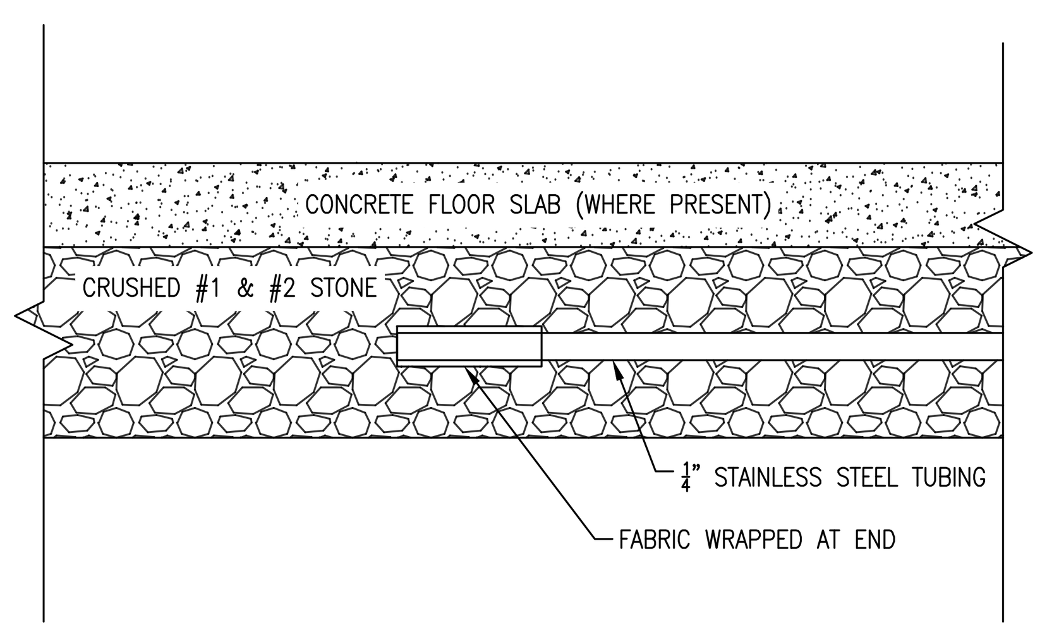
6 MATERIAL PROFILE BUILDING B-2
SCALE: NONE



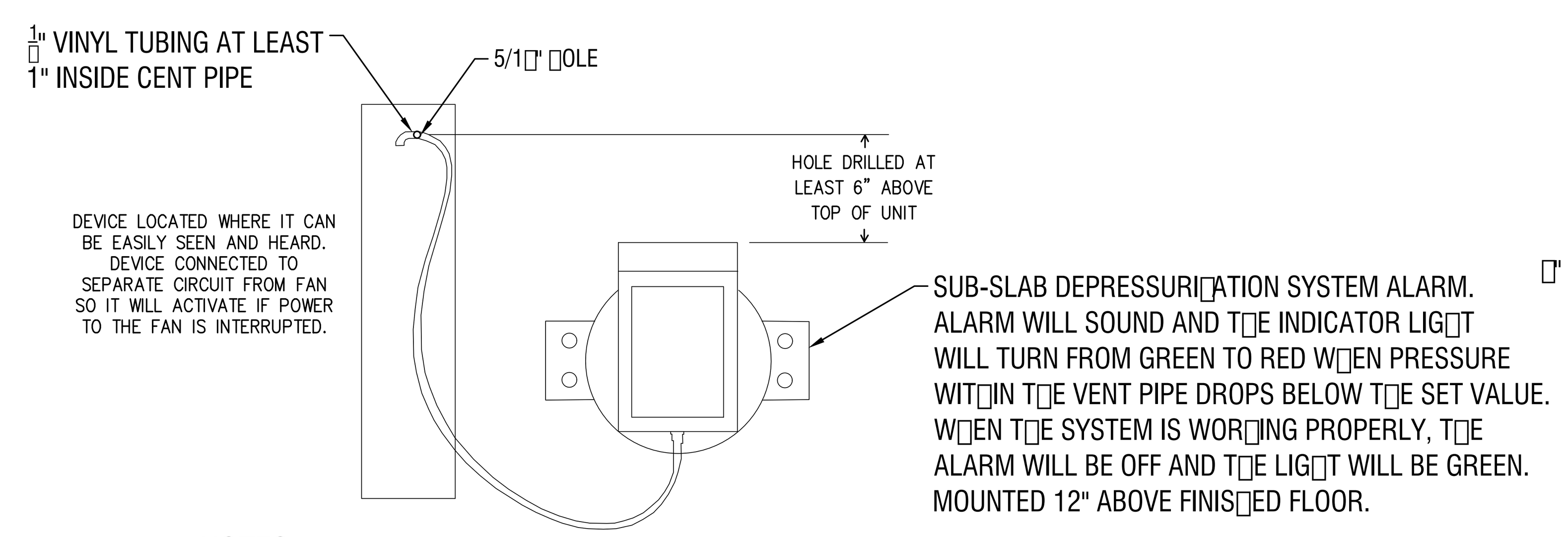
4 DETAIL AT HEADER
SCALE: NONE



AA MATERIAL PROFILE BUILDING A AT ELEVATED FLOOR
SCALE: NONE

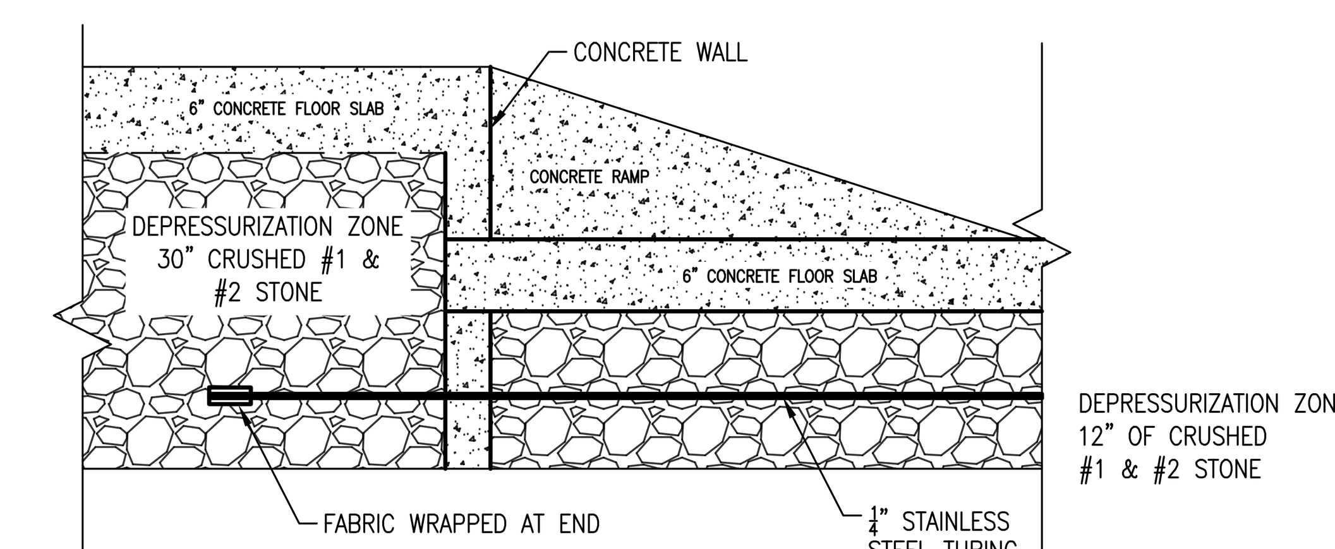


7 SSDS MONITORING POINT
SCALE: NONE



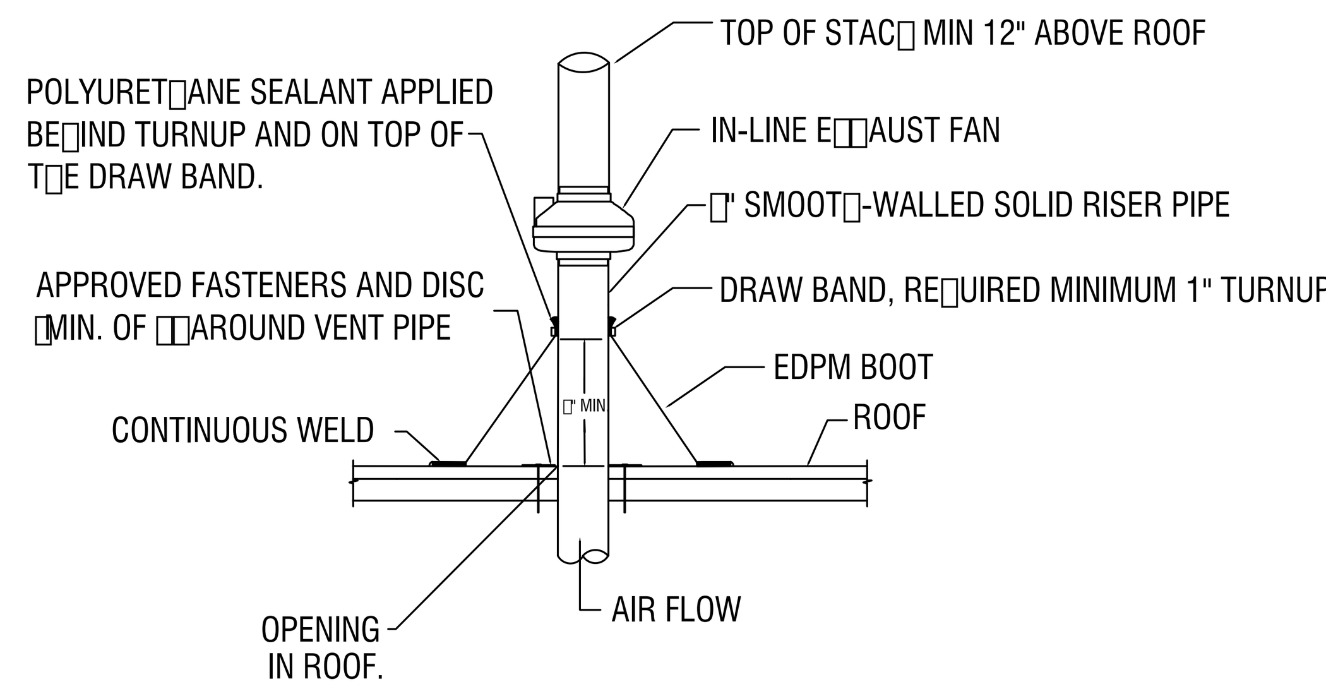
NOTES:
1. PRESSURE POINT: -0.10 INCHES WC.
2. ALARM COMPANY LABEL AND CONTACT INFORMATION PROVIDED

8 SUB-SLAB DEPRESSURIZATION SYSTEM ALARM
SCALE: NONE



BB MATERIAL PROFILE BUILDING A AT ELEVATED FLOOR
SCALE: NONE

NOTE:
1. ALL SUB-SLAB COMPONENTS PLACED WITHIN THE CRUSHED STONE OR PEA STONE AS NOTED. BUILDING B-2 FLOOR SLAB IS PARTIALLY POURED; IN AREAS WHERE FLOOR SLAB IS NOT YET POURED, A 15 MIL STEGO VAPOR BARRIER HAS BEEN INSTALLED OVER THE CRUSHED STONE.
2. CRUSHED #1 AND #2 STONE WAS USED INSTEAD OF CRUSHED #3 STONE. A PEA STONE TRENCH WAS NOT UTILIZED IN BUILDING B-2 AND BUILDING A, RATHER CRUSHED #1 AND #2 STONE WAS PLACED THROUGHOUT. RATHER THAN CREATING A TRENCH IN THE STRUCTURAL SLAB IN BUILDING B-2, 12-INCHES OF STONE WAS PLACED ABOVE THE STRUCTURAL SLAB.
3. REFER TO FIGURE A, FIGURE B-1, FIGURE B-2 FOR LOCATIONS OF INSTALLED SSDS COMPONENTS.



9 DETAIL AT ROOF
SCALE: NONE

NO.	REVISION	BY	DATE

It is a violation of New York Education Law Article 145 Sec.7209, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered, the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

STATE OF NEW YORK – DANIEL P. NOLL – No. 081956 – LICENSED PROFESSIONAL ENGINEER

LaBella Powered by partnership.

PROJECT/CLIENT
PERIODIC REVIEW REPORT
CANANDAIGUA MULTI-BROWNFIELD SITE, NEW YORK
NYSDEC BCP SITE #C835025

DRAWING TITLE
AS-BUILT SUB-SLAB DEPRESSURIZATION SYSTEM DETAILS

ISSUED FOR: AS-BUILT
DATE: NOVEMBER 3, 2020
DESIGNED BY: DPN
DRAWN BY: DRP
REVIEWED BY: DPN

PROJECT/DRAWING NUMBER
2181278

FIGURE C

APPENDIX 4

Site management Periodic Review Report – Institutional and Engineering Controls Certification Form

Enclosure 2
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Periodic Review Report Notice
Institutional and Engineering Controls Certification Form

Site Details **Box 1**

Site No. **C835025**

Site Name Canandaigua Multi-Brownfield Site Redevel. Project

Site Address: 24, 50, 60, 100, 150 Lakeshore Dr and 40 ~~Maur~~ Muar St Zip Code: 14424
City/Town: Canandaigua
County: Ontario
Site Acreage: 15.516

Reporting Period: ~~January 15, 2021~~ October 30, 2020 to January 15, 2022

	YES	NO
1. Is the information above correct?	☐	☒
If NO, include handwritten above or on a separate sheet. See Above Changes		
2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?	☐	☒
Note, a change in ownership form was recently submitted to NYSDEC; however, that change will be after the reporting period.		
3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?	☐	☒
4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?	☐	☒
If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.		
Note, a new tenant is moving in to a commercial space; however, this work only included interior renovations.		
5. Is the site currently undergoing development?	☐	☒

Box 2

	YES	NO
6. Is the current site use consistent with the use(s) listed below? Restricted-Residential, Commercial, and Industrial	☒	☐
7. Are all ICs in place and functioning as designed?	☒	☐

IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative _____ Date _____

	Box 2A	
	YES	NO
8. Has any new information revealed that assumptions made in the Qualitative Exposure Assessment regarding offsite contamination are no longer valid?	☐	☒
If you answered YES to question 8, include documentation or evidence that documentation has been previously submitted with this certification form.		
9. Are the assumptions in the Qualitative Exposure Assessment still valid? (The Qualitative Exposure Assessment must be certified every five years)	☒	☐
If you answered NO to question 9, the Periodic Review Report must include an updated Qualitative Exposure Assessment based on the new assumptions.		

SITE NO. C835025 **Box 3**

Description of Institutional Controls

Parcel	Owner	Institutional Control
84.18-1-10.1	Canadaigua Lakefront LLC	Ground Water Use Restriction Landuse Restriction Site Management Plan IC/EC Plan
84.18-1-10.2	Canandaigua Lakefront LLC	Ground Water Use Restriction Landuse Restriction Site Management Plan IC/EC Plan
84.18-1-46	Canadaigua Lakefront LLC	Ground Water Use Restriction Landuse Restriction Site Management Plan IC/EC Plan
84.18-1-47	Canandaigua Lakefront LLC	Ground Water Use Restriction Landuse Restriction Site Management Plan IC/EC Plan
84.18-1-48	Canandaigua Lakefront LLC	Ground Water Use Restriction Landuse Restriction Site Management Plan IC/EC Plan
84.18-1-49	Canandaigua Lakefront LLC	Ground Water Use Restriction Landuse Restriction Site Management Plan IC/EC Plan

Box 4

Description of Engineering Controls

Parcel	Engineering Control
84.18-1-10.1	Cover System
84.18-1-10.2	Cover System
84.18-1-46	Cover System Subsurface Barriers

Low permeable trench plugs along sanitary sewer south of northern boundary.

84.18-1-47

Parcel	Engineering Control
	Cover System
84.18-1-48	Cover System
84.18-1-49	Cover System

Box 5

Periodic Review Report (PRR) Certification Statements

1. I certify by checking "YES" below that:

   a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the Engineering Control certification;

   b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and compete.

YES	NO
X	☐

2. For each Engineering control listed in Box 4, I certify by checking "YES" below that all of the following statements are true:

   (a) The Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

   (b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

   (c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;

   (d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

   (e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES	NO
X	☐

IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative

Date

IC CERTIFICATIONS
SITE NO. C835025

Box 6

SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

I certify that all information and statements in Boxes 1,2, and 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I William H. Goodrich (print name) at LeChase Construction Services (print business address),

am certifying as CEO & Managing Partner (Owner or Remedial Party)

for the Site named in the Site Details Section of this form.

Signature of Owner, Remedial Party, or Designated Representative Rendering Certification

2/14/2022
Date

EC CERTIFICATIONS

Box 7

Professional Engineer Signature

I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Daniel Noll (print name) at LaBella Associates, D.P.C. 300 State Street, Rochester, NY (print business address),

am certifying as a Professional Engineer for the Owner (Owner or Remedial Party)

Signature of Professional Engineer, for the Owner or Remedial Party, Rendering Certification	Stamp (Required for PE)	Date
		2/11/22