

Periodic Review Report

NYSDEC VCP Site #V00230-8

Reporting Period: April 30, 2024 to April 30, 2025

Location:

99 Ridgeland Road
Henrietta, New York 14623

Prepared for:

American Siepmann Corporation
65 Pixley Industrial Parkway
Rochester, New York 14624

LaBella Project No. 209387

June 1, 2025



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1.0 INTRODUCTION

LaBella Associates, D.P.C. (LaBella) is pleased to submit this Periodic Review Report for the monitoring period from April 30, 2024 to April 30, 2025 for the property located at 99 Ridgeland Road, Town of Henrietta, Monroe County, New York, herein after referred to as the “Site”. The Site is enrolled in the New York State Department of Environmental Conservation’s (NYSDEC’s) Voluntary Cleanup Program (VCP), (NYSDEC Site Code V00230). A Site Location Map is included as Figure 1.

LaBella was retained by American Siepmann Corporation (ASC) to assist in the monitoring and reporting requirements associated with the Monitored Natural Attenuation (MNA) and sub-slab venting system remedial strategy for the Site.

2.0 BACKGROUND

Impact to the subsurface soil and groundwater at the Site from the chlorinated solvent trichloroethene (TCE) was first discovered in 1993 during an environmental site assessment by ERC. Additional investigations by SAW Environmental Services, Inc. (SAW) delineated the area of soil and groundwater impacted by the TCE and the breakdown products from TCE. SAW subsequently conducted the removal of approximately 185 tons of soil from the exterior eastern side of the building. Groundwater monitoring conducted by SAW from 1995 to 1998 documented concentrations of contaminants from non-detected to 2,900 parts per billion (ppb). During a September 2, 1998 meeting with the NYSDEC, the site owner, and previous site occupants, the NYSDEC requested that additional delineation work be conducted due to the continuing detection of contaminants in well MW-3 and the results of a Goresorber investigation completed in July 1998. The additional delineation work was completed by Haley & Aldrich (H&A). Subsequent to completing the additional delineation work, the results were used to develop a Remedial Action Work Plan (RAWP) for the Site.

A RAWP for the Site has been approved by the NYSDEC and consists of the following documents:

- *Revised Work Plan for Implementation of Monitored Natural Attenuation, 99 Ridgeland, Henrietta, New York* dated January 2003 prepared by Haley and Aldrich of New York.
- *Voluntary Cleanup Agreement Work Plan Addendum for Implementation of Monitored Natural Attenuation, 99 Ridgeland, Henrietta, New York 14414* dated July 14, 2003 prepared by Haley and Aldrich of New York.
- *Letter from NYSDEC to Harter, Secrest & Emery* (including attached Deed Restriction) dated August 14, 2003, RE: Voluntary Cleanup Project, Revised Work Plan for Implementation of Monitored Natural Attenuation, January 2003.

The RAWP identifies the remedial approach for the Site (MNA and sub-slab depressurization) and details the required work for implementing the remedial approach. As part of the MNA work, eight groundwater monitoring wells initially required regular monitoring/sampling and the sub-slab depressurization system required semi-annual monitoring. The monitoring wells included as part of the groundwater sampling program were B-103-OW, MW-203, MW-301, MW-302, B-112-OW, MW-4, MW-203, and MW-401. A site map with the monitoring well locations is included as Figure 2.



Initially, the seven (7) exterior 1-inch monitoring wells included as part of the sampling program were over-drilled in order to improve groundwater yields and obtain representative groundwater samples. A Well Maintenance Work Plan dated November 2005 was submitted to the NYSDEC and approved in a November 29, 2005 letter by the NYSDEC (with comments). One monitoring well included as part of the monitoring program, B-103-OW, is located on the interior of the building and was not accessible to the drilling equipment. As such, this well was not included as part of the over-drilling work. The seven exterior 4-inch diameter monitoring wells (designated MW-201-05, MW-203-05, MW-301-05, MW-302-05, B-112-OW-05, MW-4-05, and MW-401-05) were installed between December 5 and 8, 2005. The wells were over-drilled/installed at the same location as the previous existing smaller diameter 1-inch wells (MW-201, MW-203, MW-301, MW-302, B-112-OW, MW-4, and MW-401) and constructed to similar depths and well screened interval as the previous monitoring wells.

The NYSDEC has approved revisions to the operations, maintenance, and monitoring in letters dated November 9, 2009, June 2, 2010, and March 26, 2013. The NYSDEC approved the following modifications listed below:

- The Work Plan does not modify the approved remedy for the Site. Rather the operations, maintenance, and monitoring activities for the Site.
- The request to change to groundwater sampling parameters to the United States Environmental Protection Agency (USEPA) Target Compound List (TCL) VOCs only.
- The request to change the groundwater sampling method from low-flow sampling to passive diffusion bags (PDBs).
- The request to eliminate the annual sub-slab sampling point measurements is approved; however, manometer checks will be completed semi-annually in conjunction with groundwater monitoring activities.
- The request to eliminate sampling of monitoring well MW-201-05 (the upgradient well).
- The request to eliminate sampling of monitoring well MW-4-05.
- The request to reduce the groundwater sampling frequency from semi-annual to annual (with annual sampling to occur in the fall).
- In addition, a request to change the groundwater sampling frequency to every 15 months was made in the 2015 Annual Monitoring Report dated March 2016.

3.0 PURPOSE AND SCOPE OF WORK

The purpose of this report is to present the monitoring work completed at the Site during the April 30, 2024 to April 30, 2025 monitoring period. Based on the groundwater monitoring frequency of 15 months, groundwater monitoring was not scheduled to occur within the reporting period; therefore, groundwater data and trends are not discussed in this Periodic Review Report (PRR). As required by the NYSDEC, this monitoring report includes the following information:

- A description of the remedy and all activities performed during the reporting period, including any problems encountered, solutions, significant repairs, and deviations from the work plan.
- Comments, conclusions, and recommendations based on an evaluation of the information in the report.
- Inspections of the SSDS.



The work was completed in general accordance with the provisions identified in the RAWP and approved NYSDEC revisions.

4.0 MONITORING DURING THE REPORTING PERIOD

4.1 Summary of Work Completed

The following monitoring work was completed at the Site from April 30, 2024 to April 30, 2025:

- verification that the sub-slab depressurization system was operational on November 27, 2024 and April 22, 2025;
- compilation of historic data; and
- completion of the monitoring report.

A summary of the work completed during the reporting period is provided below.

4.2 Groundwater Monitoring

Groundwater samples were collected during the previous reporting period on April 12, 2024. Since the groundwater sampling frequency is every 15 months, no groundwater was sampled during the reporting period from April 30, 2024 to April 30, 2025 covered by this PRR. Groundwater data and trends will not be analyzed as part of this PRR. The next groundwater sampling event is scheduled for July 12, 2025 and associated data and trend analysis will be completed in the next PRR.

4.3 Sub-Slab Depressurization System Monitoring

The sub-slab depressurization system was monitored on November 27, 2024 and April 22, 2025 in order to verify proper operation of the system. To accomplish this purpose, visual observation of pressure readings were collected from the in-line U-tube manometer. The in-line U-tube manometer on the suction side of the piping for the system indicated a pressure reading of approximately 0.5-inches of water column indicating the sub-slab depressurization system is operational. This is consistent with previous observation of pressure readings conducted during previous monitoring events. Documentation of the SSDS operation is included in Appendix A.

4.4 Deviations

There were no deviations during the reporting period.

5.0 GROUNDWATER FLOW AND CONTOURS

Historical trends from 2005 to 2020 have consistently shown a north to south flow direction with a slight trend to the southwest. The most recent groundwater flow data collected was during the December 10, 2020 sampling event which indicated a similar groundwater flow direction to the south-southwest. The groundwater contour map is included as Figure 2A.

6.0 INSTITUTIONAL AND ENGINEERING CONTROL CERTIFICATION

The NYSDEC Institutional and Engineering Controls Certification Form is included in Appendix B.



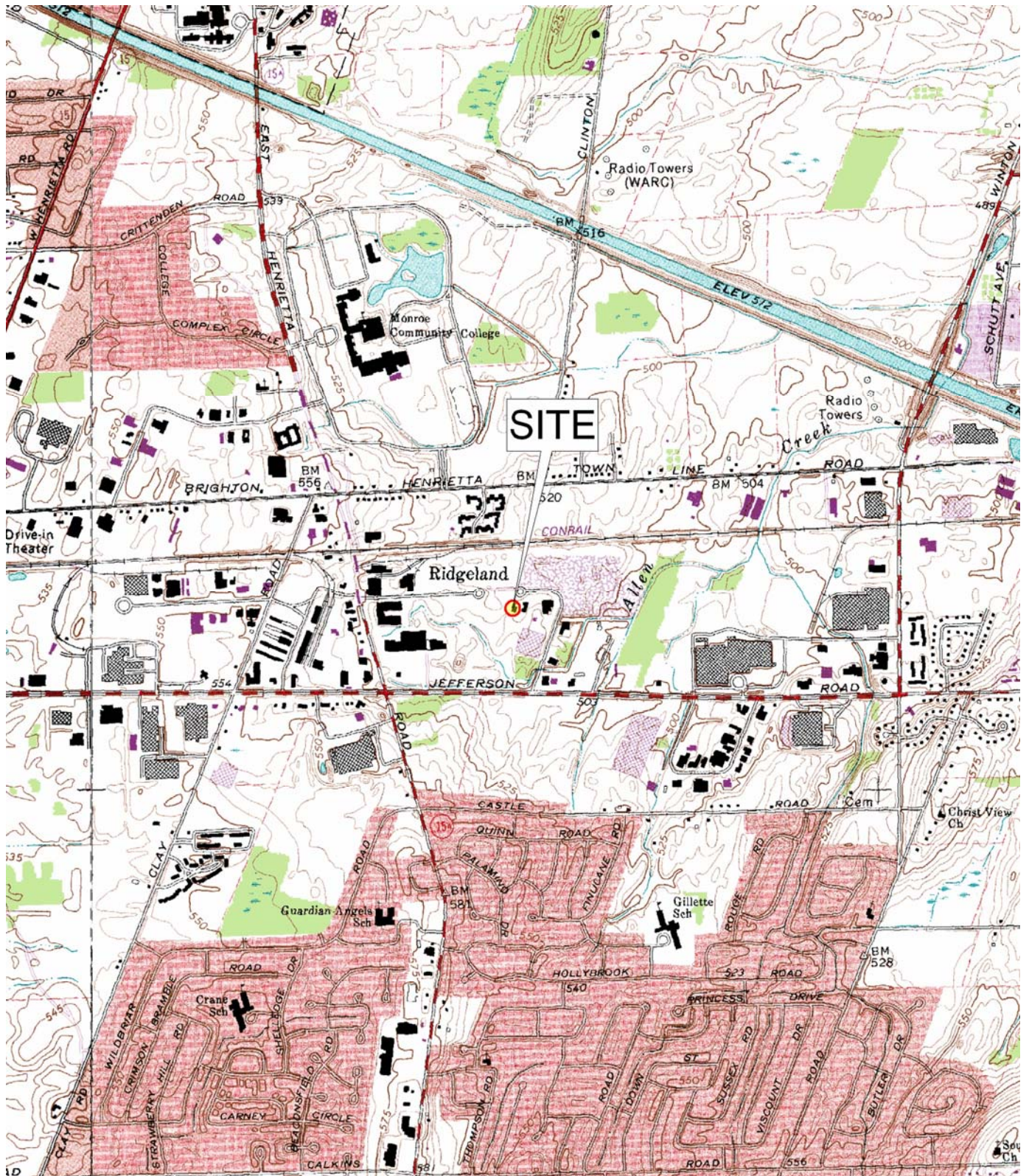
7.0 CONCLUSIONS AND RECOMMENDATIONS

The work conducted during this reporting period was completed in general accordance with the RAWP and revised operations, maintenance, and monitoring that were approved by the NYSDEC. Manometer readings of the SSDS have remained consistent and it is recommended that the semiannual monitoring schedule is maintained. It is also recommended that the groundwater sampling frequency is maintained at every 15 months.

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FIGURES



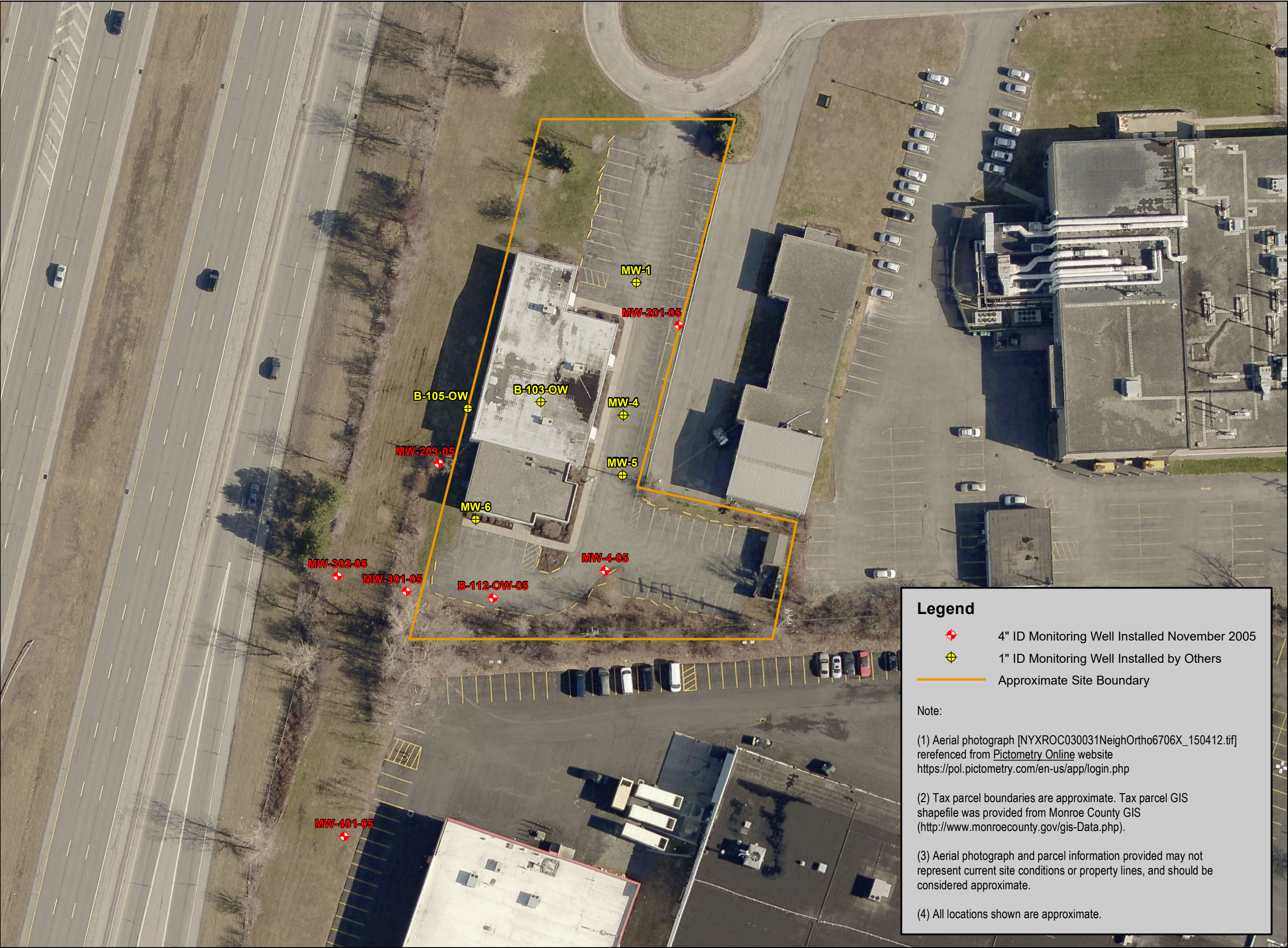
Scale: 1:24,000

FIGURE 1 Site Location Map

99 Ridgeland Road
Henrietta, New York

LaBella

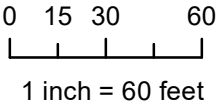
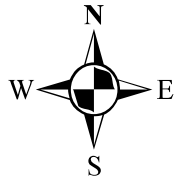
LaBella Project No 209387



**Periodic Review Report
NYSDEC VCP Site #00230-8
99 Ridgeland Avenue
Town of Henrietta, New York**

Client:
American Siepmann Corp

Title:
**Site Map with Groundwater
Monitoring Well Locations**



Intended to Print as 11x17

5/19/2025

[**209387**]

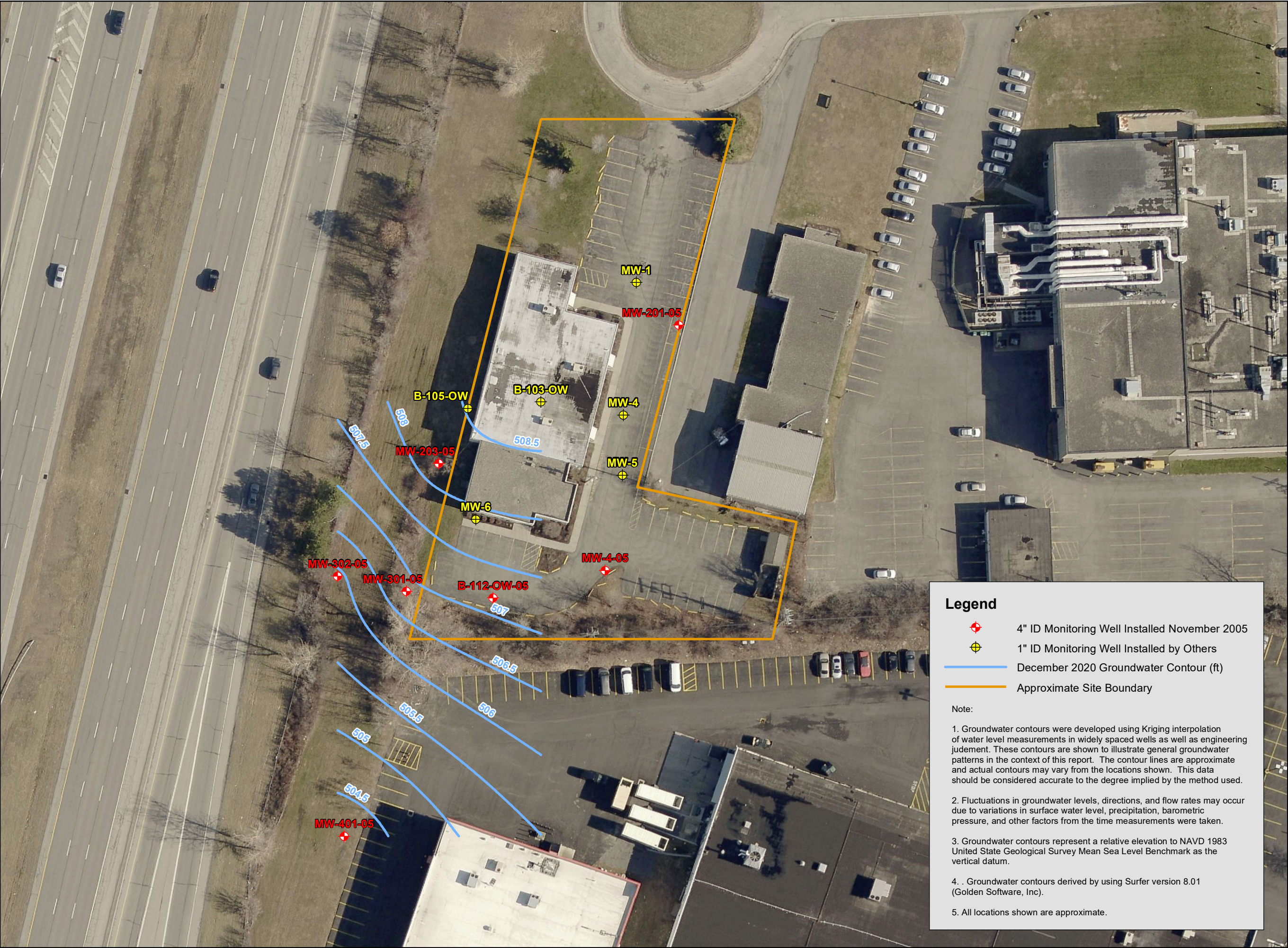
[**FIGURE 2**]

Legend

- 4" ID Monitoring Well Installed November 2005
- 1" ID Monitoring Well Installed by Others
- Approximate Site Boundary

Note:

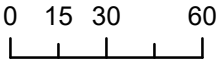
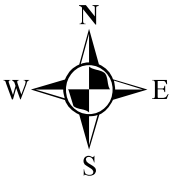
- (1) Aerial photograph [NYXROC030031NeighOrtho6706X_150412.tif] rereferenced from Pictometry Online website <https://pol.pictometry.com/en-us/app/login.php>
- (2) Tax parcel boundaries are approximate. Tax parcel GIS shapefile was provided from Monroe County GIS (<http://www.monroecounty.gov/gis-Data.php>).
- (3) Aerial photograph and parcel information provided may not represent current site conditions or property lines, and should be considered approximate.
- (4) All locations shown are approximate.



Periodic Review Report
NYSDEC VCP Site #00230-8
99 Ridgeland Avenue
Town of Henrietta, New York

Client:
American Siepmann Corp

Title:
Site Map with Groundwater
Monitoring Well Locations and
December 10, 2020
Groundwater Contours



1 inch = 60 feet

Intended to Print as 11x17

5/19/2025

[209387]

[FIGURE 2A]



APPENDIX A

SSDS Inspections



Sub-Slab Depressurization System November 27, 2024



Sub-Slab Depressurization System April 22, 2025



APPENDIX B

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. **V00230**

Site Name 99 Ridgeland Road (GMC Management Proper)

Site Address: 99 Ridgeland Road Zip Code: 14623

City/Town: Henrietta

County: Monroe

Site Acreage: 1.250

Reporting Period: April 30, 2024 to April 30, 2025

YES NO

1. Is the information above correct? ☒ ☐

If NO, include handwritten above or on a separate sheet.

2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this 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.

5. Is the site currently undergoing development? ☐ ☒

Box 2

YES NO

6. Is the current site use consistent with the use(s) listed below? ☒ ☐
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

Description of Institutional ControlsParcelOwnerInstitutional Control**162.070-01-014.100**

558 ELMGROVE LLC

Ground Water Use Restriction
Soil Management Plan
Landuse Restriction
Building Use Restriction

Site use limited to commercial/industrial (daycare, childcare, & medical care are prohibited).

Disturbance of soil/fill below 1-ft must be done per Soil Management Plan.

Use of groundwater is prohibited.

Description of Engineering ControlsParcelEngineering Control**162.070-01-014.100**

Vapor Mitigation

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 complete.

YES NO

☒

☐

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

☒

☐

**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. V00230**

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 Ross Cooley at 99 Ridgeland Rd. STE A, Rochester, NY 14623
print name print business address

am certifying as Owner (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

5/19/25

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 at LaBella Associates, DPC
print name print business address
300 State Street, Rochester NY

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

D. P. Noll



Signature of Professional Engineer, for the Owner or
Remedial Party, Rendering Certification

Stamp
(Required for PE)

5/30/2025
Date