Passero Associates

Engineering Architecture

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585-325-1691 Fax

October 20, 2006

Ms. Charlotte Theobald, Environmental Engineer I
NYS Department of Environmental Conservation
Division of Environmental Remediation
6274 East Avon-Lima Road
East Avon, NY 14414

Re: Fischbach & Moore Electric, LLC
NYSDEC Site # V00492-8
Proposed Driveway Expansion

Dear Ms. Theobald:

1. Introduction

234 Metro Park, LLC proposes to widen the driveway east of the loading dock at the northeast corner of the former Fischbach & Moore building. The wider driveway will allow larger trucks to utilize the loading dock than it was originally designed for.

2. Overview and Objectives

Metro Park, LLC proposes to widen the asphalt driveway by the loading dock at the northeast corner of the subject building, as shown on the enclosed Site Plan. The driveway expansion will extend approximately 60 ft to the east of the current edge of the existing pavement. The area of soils to be disturbed while widening the driveway is an approximate area of 3600 sq. ft.. Based on the Site Plan and surveyed elevations, approximately 70 cu. yds. of soil will be disturbed during this project. The site has been characterized during several previous investigations.

3. Nature and extent of contamination

Based on data detailed in the VCA Site Investigation Report, groundwater contaminated with perchloroethylene (PCE) is present beneath the area of this proposed driveway expansion. However the unsaturated soils do not have VOC contamination.

- The surficial soil data generated in our Remedial Investigation and Remedial Design Investigation show elevated levels of polyaromatic hydrocarbons (PAH's) in the surficial soils.

- The constituents of potential concern (COPCs) in the soils to be disturbed during driveway expansion are the PAH's. Results of groundwater sampling indicate that constituents in the soil/fill material have no impact on ground water quality.

- The surficial soils at this site do not contain VOCs.

- PAH's are not volatile compounds: the only potential off-site migration of contaminants is by fugitive dusts (particulates).

- Particulate monitoring will be carried out in compliance with the attached Appendix 1A of the New York State Department of Health Generic Community Air Monitoring Plan.

- The excavated soils at the driveway expansion site will be placed on polyethylene sheeting and characterized by laboratory analysis. The analytical results will determine if the soil is to be re-used on site or disposed of off-site at an approved landfill.

The PAH data shown in section 5 are representative of the entire parcel; no samples were collected from the area proposed for driveway expansion.

4. Surficial Soil Samples

On September 17, 2002, ten surficial soil samples were collected for analysis; they were analyzed for full TCL VOCs, SVOCs, pesticides, PCBs and TAL metals.

5. Results

The only compounds detected at concentrations > than applicable TAGM 4046 Recommended Soil Cleanup Objectives (RSCO) were PAH's.

The PAH's detected are tabulated below, with comparison to applicable RSCO's and also to the June 14, 2006 draft DEC Part 375 BCP Soil Cleanup, Table 375-6.8 (b) Restricted Use Soil Cleanup Objectives (375-6.8b):

Surfical #1

PAH	Concentration ug/Kg or PPB	PPM Conversion	RSCO	375-6.8(b) (commercial use
Benzo (a) pyrene	370J	0.4	0.061	1
Dibenzo (a,h)j anthracene	56J	0.6	0.014	0.56
Benzo (a) anthracene	320J	0.3	0.224	5.6
Benzo (b) fluoranthene	420	0.4	1.1	5.6
Indeno (1,2,3-cd) pyrene	240J	0.2	3.2	5.6
Benzo (k) fluoranthene	220J	0.2	1.1	56
Chrysene	370J	0.4	0.4	56

Surfical #2
None detected > TAGM levels

Surfical #3
Non-detected for all

Surfical #4

PAH	Concentration ug/Kg or PPB	PPM Conversion	RSCO	375-6.8(b) (commercial use
Benzo (a) pyrene	110J	0.1	0.061	1
Dibenzo (a,h)j anthracene	ND		0.014	0.56
Benzo (a) anthracene	110J	0.1	0.224	5.6
Benzo (b) fluoranthene	130J	0.1	1.1	5.6
Indeno (1,2,3-cd) pyrene	78	0.1	3.2	5.6
Benzo (k) fluoranthene	76J	0.1	1.1	56
Chrysene	110	0.1	0.4	56

Surficial #5

PAH	Concentration ug/Kg or PPB	PPM Conversion	RSCO	375-6.8(b) (commercial use
Benzo (a) pyrene	1400	1.4	0.061	1
Dibenzo (a,h)j anthracene	280	0.3	0.014	0.56
Benzo (a) anthracene	880	0.9	0.224	5.6
Benzo (b) fluoranthene	1700	1.7	1.1	5.6
Indeno (1,2,3-cd) pyrene	1300	1.3	3.2	5.6
Benzo (k) fluoranthene	1000	1.0	1.1	56
Chrysene	1500	1.5	0.4	56

Surficial #6

PAH	Concentration ug/Kg or PPB	PPM Conversion	RSCO	375-6.8(b) (commercial use
Benzo (a) pyrene	810	0.8	0.061	1
Dibenzo (a,h)j anthracene	210	0.2	0.014	0.56
Benzo (a) anthracene	750	0.8	0.224	5.6
Benzo (b) fluoranthene	840	0.8	1.1	5.6
Indeno (1,2,3-cd) pyrene	760	0.8	3.2	5.6
Benzo (k) fluoranthene	520	0.5	1.1	56
Chrysene	860	0.8	0.4	56

Surficial #7

PAH	Concentration ug/Kg or PPB	PPM Conversion	RSCO	375-6.8(b) (commercial use
Benzo (a) pyrene	5000	5.0	0.061	1
Dibenzo (a,h)j anthracene	860	0.9	0.014	0.56
Benzo (a) anthracene	4100	4.1	0.224	5.6
Benzo (b) fluoranthene	5100	5.1	1.1	5.6
Indeno (1,2,3-cd) pyrene	3800	3.8	3.2	5.6
Benzo (k) fluoranthene	3400	3.4	1.1	56
Chrysene	5000	5.0	0.4	56

Surficial #8

PAH	Concentration ug/Kg or PPB	PPM Conversion	RSCO	375-6.8(b) (commercial use
Benzo (a) pyrene	510	0.5	0.061	1
Dibenzo (a,h)j anthracene	92	0.9	0.014	0.56
Benzo (a) anthracene	530	0.5	0.224	5.6
Benzo (b) fluoranthene	560	0.6	1.1	5.6
Indeno (1,2,3-cd) pyrene	360	0.4	3.2	5.6
Benzo (k) fluoranthene	420	0.4	1.1	56
Chrysene	610	0.6	0.4	56

Surficial #9

PAH	Concentration ug/Kg or PPB	PPM Conversion	RSCO	375-6.8(b) (commercial use
Benzo (a) pyrene	460	0.5	0.061	1
Dibenzo (a,h)j anthracene	91	0.1	0.014	0.56
Benzo (a) anthracene	370	0.4	0.224	5.6
Benzo (b) fluoranthene	580	0.6	1.1	5.6
Indeno (1,2,3-cd) pyrene	370	0.4	3.2	5.6
Benzo (k) fluoranthene	340	0.3	1.1	56
Chrysene	530	0.5	0.4	56

Surficial #10

PAH	Concentration ug/Kg or PPB	PPM Conversion	RSCO	375-6.8(b) (commercial use
Benzo (a) pyrene	550	0.6	0.061	1
Dibenzo (a,h)j anthracene	120	0.1	0.014	0.56
Benzo (a) anthracene	370	0.4	0.224	5.6
Benzo (b) fluoranthene	660	0.7	1.1	5.6
Indeno (1,2,3-cd) pyrene	540	0.5	3.2	5.6
Benzo (k) fluoranthene	400	0.4	1.1	56
Chrysene	590	0.6	0.4	56

6. Contemplated Use

The area is zoned Light Industrial and serviced by public water and sewers. The subject site is part of the Metro Park area of commercial properties; all of Metro Park is zoned Light Industrial. The cleared space will be utilized to broaden the driveway area adjacent to the loading docks to accommodate the larger turning radius of large trailer trucks that are using the dock. The area will be covered with asphalt.

7. Management of Soils/Fill and Long Term Maintenance of Cover System

The purpose of this section is to provide environmental guidelines for management of the disturbed soils during the driveway expansion project.

The Soils Management Plan (SMP) includes the following conditions:

- The soils will be graded and staged on polyethylene sheeting; they will be sampled and characterized to determine if they are to be spread on site or disposed of off-site.
- Pending results of the characterization, the excavated soils may be spread on the undeveloped east parcel of the subject site.
- Based on the data generated during the SI portion of this VCA we do not anticipate the soils remaining after the grading is complete to be contaminated. Therefore, any breaches in the driveway will be repaired in a normal program of facility maintenance.
- Surface erosion and run-off are addressed in the Site Plan, relative to this driveway expansion project.
- No off-site fill material will be brought to the site for filling and grading purposes
- Prior to any soil disturbance, workers will be notified of the site conditions with instructions regarding how the work is to proceed. Intrusive work performed at the property will be performed in accordance with all applicable local, state, and federal regulations to protect worker health and safety.
- As previously discussed the driveway expansion is anticipated to be constructed over clean soils. No annual report to the DEC is warranted.

8. Excavated and stockpiled soil/fill disposal

Soil/fill that is excavated as part of development which can not be re-used on site will be characterized prior to transportation for off-site disposal at a permitted facility, if necessary. One composite sample and a duplicate sample will be collected

for 2000 cubic yards of stockpiled soil, and a minimum of 1 sample will be collected for volumes less than 2000 cubic yards.

The composite sample will be collected from five locations within the stockpile of staged soil. A duplicate composite sample will also be collected. PID measurements will be recorded for each of the five individual locations. One grab sample will be collected from the individual location with the highest PID measurement. If none of the five individual sample locations exhibit PID readings, one location will be selected at random. The composite sample will be analyzed by a NYSDOH ELAP-certified laboratory for pH (EPA Method 9045C), Target Compound List (TCL) SVOCs, pesticides, and PCBs, and TAL metals, and cyanide. The grab sample will be analyzed for TCL VOCs.

Soil samples will be composited by placing equal portions of fill/soil from each of the five composite sample locations into a pre-cleaned, stainless steel (or Pyrex glass) mixing bowl. The soil/fill will be thoroughly homogenized using a stainless steel scoop or trowel and transferred to pre-cleaned jars provided by the laboratory. Sample jars will be labeled and a chain-of-custody form will be prepared.

If the analytical results indicate that concentrations exceed the standards for RCRA characteristics, the material will be considered a hazardous waste and will be properly disposed of off site at a permitted disposal facility within 90 days of excavation. If the analytical results indicate that the soil is not a hazardous waste, the material will be properly disposed of off site at a non-hazardous waste facility

8.1. Sub grade material

No sub grade material will be used to backfill excavations or placed to increase site grades or elevations.

9. Other considerations

- Details of the clearing and grading activities are provided in the attached Passero Associates Site Plan.

- The expanded asphalt will encroach on monitoring wells MW-10, and shallow and deep wells MW-13S and -13D. The wells of concern will be preserved for future use; they will be truncated at grade, and protective curb boxes will be installed to make them accessible for future monitoring purposes. Schematics of the well reconstruction are attached.

- The area is also where injection wells will be required to remediate shallow groundwater contamination detected in MW-10. If any permanent injection wells are required in the paved area, they will be flush-mounted in the pavement with protective curb boxes.

- The Community Air Monitoring Plan (CAMP) from NYSDEC's DER 10 is provided in Appendix 1 of this document and will be implemented for the duration of the project.

- To ensure that fugitive dusts are not generated while disturbing the soils, they will first be hydrated with a hose connected to the water service in the building. Passero Associates will monitor downwind fugitive dusts while the soil grading is being conducted in conformance with NYS Department of Health (DOH) protocols using a TSI DustTrak aerosol monitor. If fugitive dusts are measured, the grading will be stopped, and the soils will be re-hydrated to mitigate dust generation.

- Air monitoring will be conducted using a Mini RAE 2000 Photoionization detector (PID). In addition to the air monitoring, wind direction will be checked and monitored through out the day, and the monitoring equipment will be stationed appropriately based on wind direction.

- The health and safety plan (HASP) will be in compliance with the July 1, 2002 HASP approved for the VCA.

- Erosion prevention measures to be implemented are detailed in the SITE PLAN.

- Storm water management practices are detailed in the Site Plan.

- The area to be disturbed will be covered by asphalt upon completion.

- Specifications associated with the driveway expansion, including the dimensions of the project and proposed excavation depth are detailed in the Site Plan.

Pending your approval, 235 Metro Park LLC will proceed with their proposed project.

Very truly yours,

Peter S. Morton, C.P.G.
Certified Professional Geologist

Gary W. Passero, P.E., R.E.M.
Chairman and CEO

Attachments: Appendix 1A: CAMP
Appendix 2: Well Diagrams
Driveway Expansion Plan

APPENDIX 1A

New York State Department of Health

Generic Community Air Monitoring Plan

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 volatile organic compounds (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 NYSDEC/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. “Periodic” 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. 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. 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. 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. If the organic vapor level is above 25 ppm at the perimeter of the work area, activities must be shutdown. All 15-minute readings must be recorded and be available for State (DEC and DOH) personnel to review. Instantaneous readings, if any, used for decision purposes should also be recorded.

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.

If the downwind PM-10 particulate level is 100 micrograms per cubic meter (mcg/m3) 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/m3 above the upwind level and provided that no visible dust is migrating from the work area.

If, after implementation of dust suppression techniques, downwind PM-10 particulate levels are greater than 150 mcg/m3 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/m3 of the upwind level and in preventing visible dust migration.

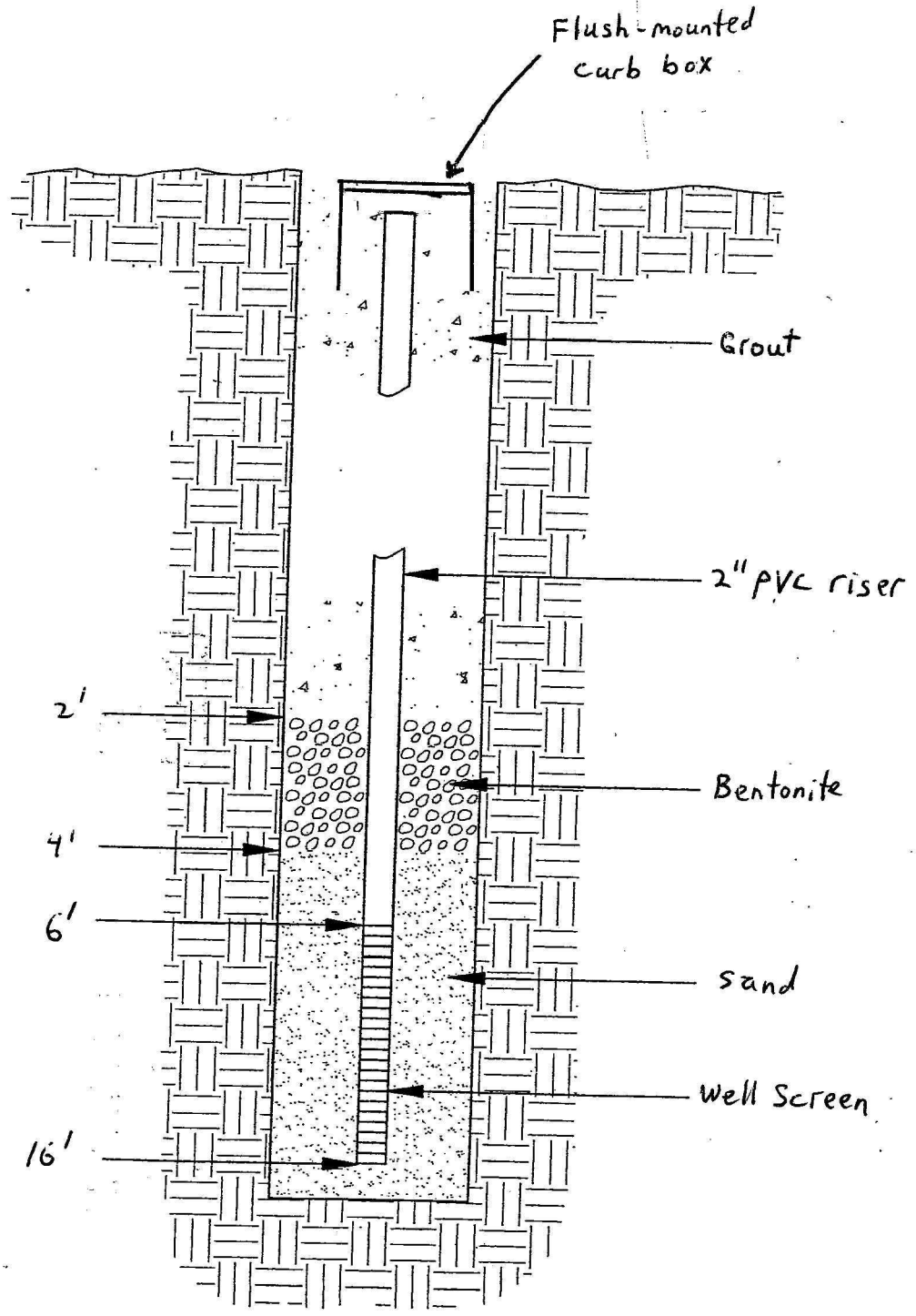
All readings must be recorded and be available for State (DEC and DOH) personnel to review.

PASSERO ASSOCIATES, P.C.
ARCHITECTS–ENGINEERS–SURVEYORS
100 LIBERTY POLE WAY ROCHESTER, N.Y.
716–325–1000 14604

PROJECT NAME Fischbach & Moore VCA

PROJECT # 20121.10H

SCHEMATIC DIAGRAM MONITORING WELL # MW10



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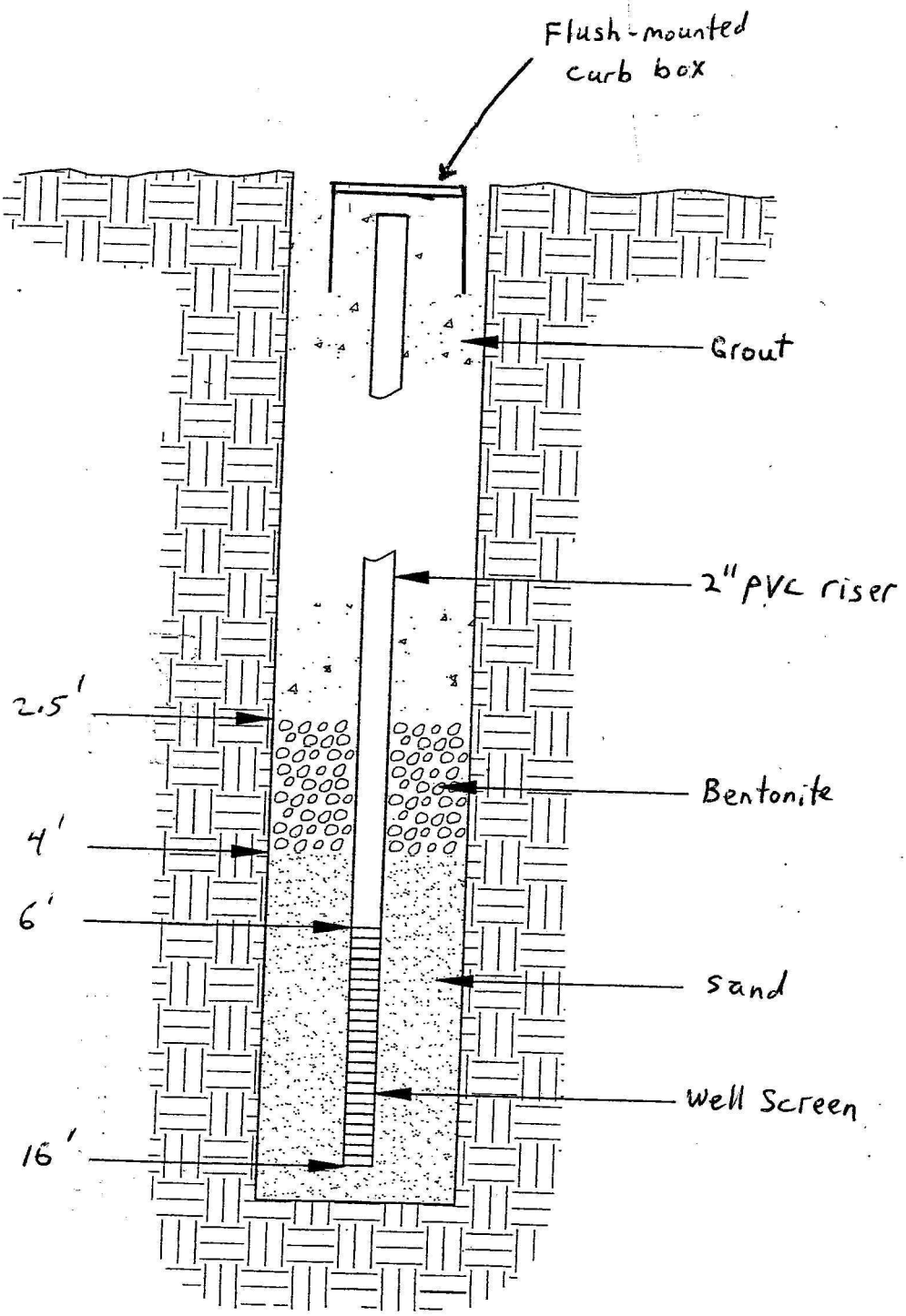
716–325–1000 14604

PROJECT NAME Fischbach & Moore VCA

PROJECT # 20121.10H

SCHEMATIC DIAGRAM MONITORING WELL # MW13-S



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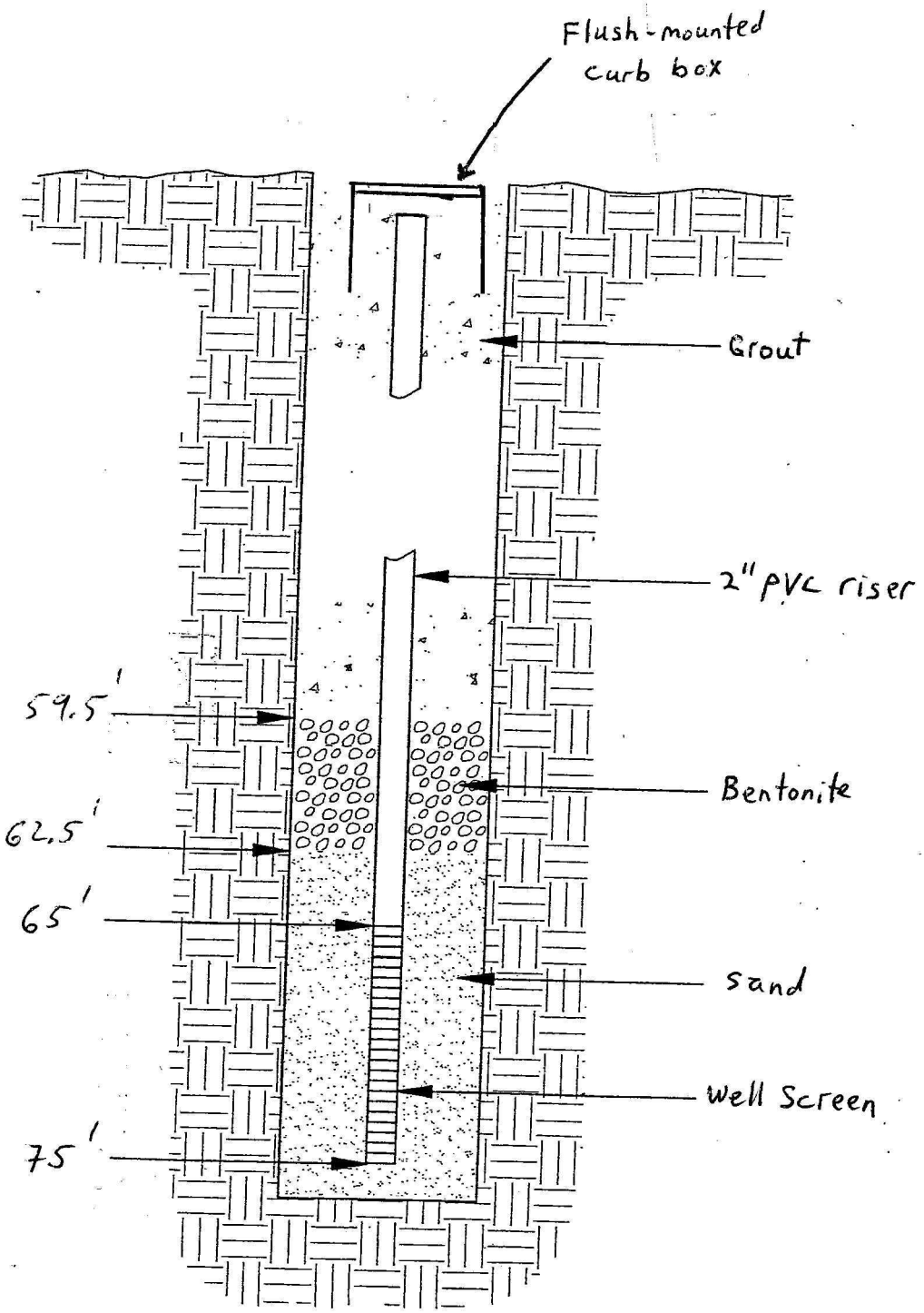
716–325–1000 14604

PROJECT NAME Fischbach & Moore VCA

PROJECT # 20121.10H

SCHEMATIC DIAGRAM MONITORING WELL # MW13-D

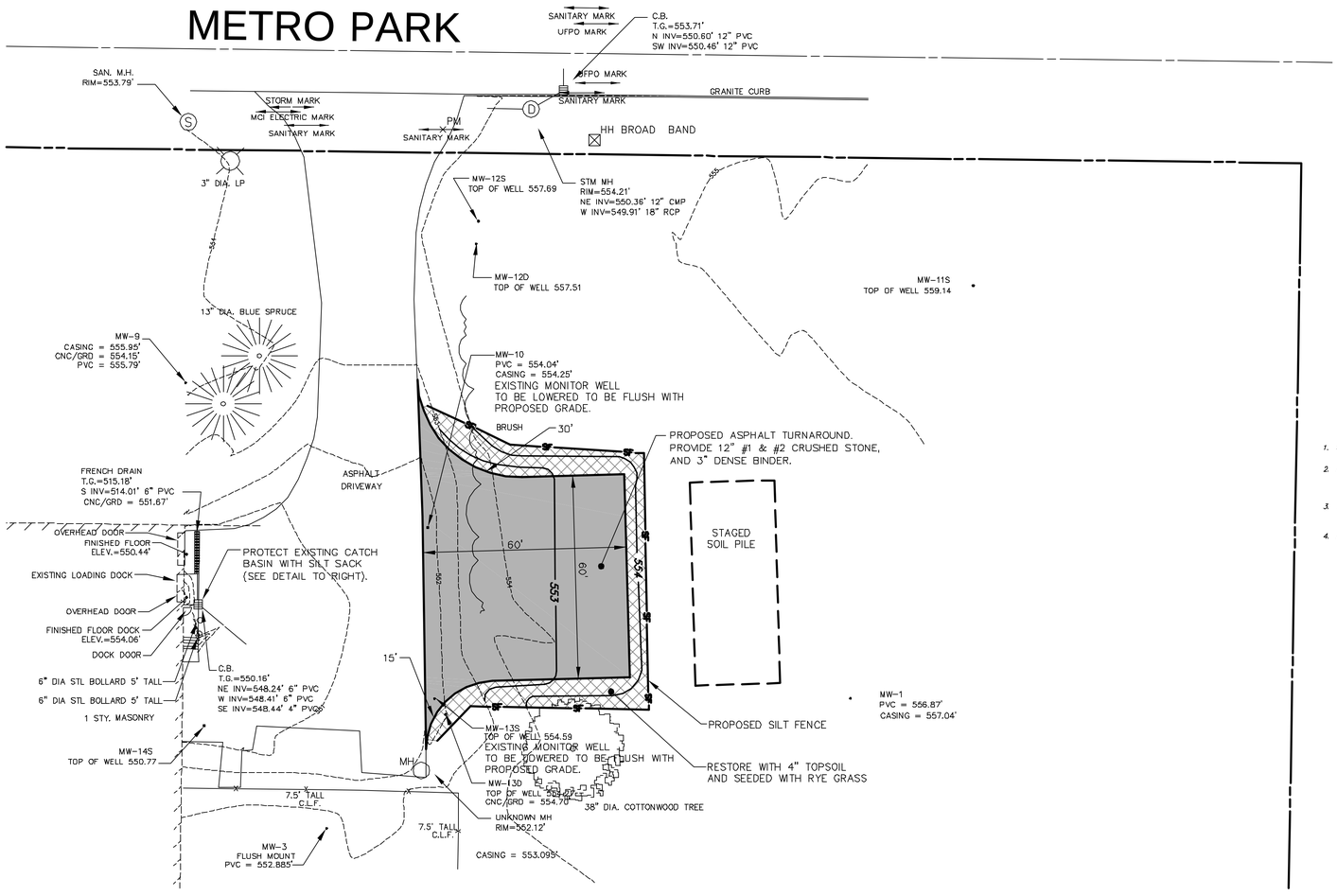


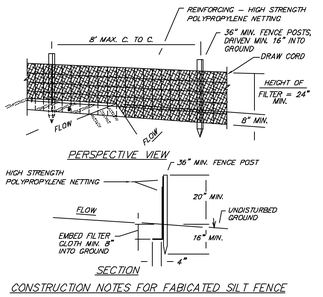
METRO PARK

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.





PERSPECTIVE VIEW

SECTION

CONSTRUCTION NOTES FOR FABICATED SILT FENCE

1. SILT FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO POLYPROPYLENE NETTING WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. NETTING MAYBE BE INCORPORATED INTO FILTER CLOTH.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD.

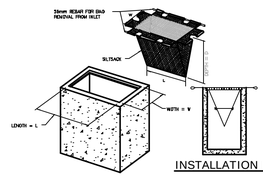
FENCE: HIGH STRENGTH POLYPROPYLENE NETTING

FILTER CLOTH: MIRAFI 100X, STABLINKA T140N OR APPROVED EQUAL.

PREFABICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.

SILT FENCE DETAIL

N.T.S.



INSTALLATION DETAIL

BAG DETAIL

SILTSACK SPECIFICATION

NOTE:
THE SILTSACK WILL BE MANUFACTURED FROM A WOVEN POLYPROPYLENE FABRIC THAT MEETS THE FOLLOWING SPECIFICATIONS:

REGULAR FLOW SILTSACK (FOR AREAS OF LOW TO MODERATE PRECIPITATION AND RUN-OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	1.334 kN (300 lbs.)
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	533.8 N (120 lbs.)
MULLEN BURST	ASTM D-3786	5515.8 kP (800 P.S.I.)
TRAPEZOID TEAR	ASTM D-4533	533.8 N (120 lbs.)
UV RESISTANCE	ASTM D-4355	80 %R
APPARENT OPENING SIZE	ASTM D-4751	425 um (40 U.S. SIEVE)
FLOW RATE	ASTM D-4491	113.8 l/min/m (40 GAL/min/ft)
PERMITTIVITY	ASTM D-4491	0.55 sec

INLET SEDIMENT CONTROL DEVICE

N.T.S.

LEGEND	
CB	Catchbasin
c/o	Cleanout (Unknown Type)
ccd	Cleanout Drainage Sewer
cso	Cleanout Sanitary Sewer
℄	Center Line
	Fire Department Connection
GM	Gas Meter
GV	Gas Valve
HYD	Hydrant
LP	Lightpole
MH	Manhole (Unkown Type)
MH	Manhole Electric
MH	Manhole Drainage Inlet Storm Sewer
DMH	Manhole Drainage Storm Sewer
SMH	Manhole Sanitary Sewer
MH	Manhole Telephone
PM X	Point Mark for Utilities
	Sign Post (Single)
	Sign Post (Double)
T	Trash / Recycling Dumpster
HH	Utility Handhole
PP	Utility Pole
	Utility Pole Anchor Wire
	Utility Pole with Light
CC	Water Service
WV	Water Valve
	Center Line
	Concrete
	Easement (Approximate Location)
	Electric Lines (Approximate Location)
	Drainage Sewer (Approximate Location)
	Fence
	Gas Lines (Approximate Location)
	Overhead Wires
	Phase Line
	Property Line
	Sanitary Sewer (Approximate Location)
	Setback Line
	Telecomunication Lines (Approximate Location)
	Water Lines (Approximate Location)
SF SF	SILT FENCE

Revisions

No.	Date	By	Revision
			UNAUTHORIZED ALTERATIONS OF ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7209 AND ARTICLE 147 SECTION 7307

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Engineering Surveying
Architecture Planning

Project
235 METRO PARK
LOADING DOCK IMPROVEMENTS
Town of Henrietta, Monroe County, State of New York

Drawing
SITE PLAN

Client 235 METRO PARK, LLC
130 FRENCH WOOD CIRCLE
ROCHESTER, N.Y. 14618
585-271-8285

Principal-in-Charge: John Caruso
Project Manager: John Caruso
Designed by: W.B.Z.

Project No.
2006766.01
Drawing No.
1 OF 1
Scale:
1" = 20'
Date
OCTOBER 2006

Z:\2006\2006766\2006766.01\Drawings\Engineering\2006766SiteLoad.dwg, 10/23/2006 11:28:31 AM