



PERIODIC REVIEW REPORT

**Reporting Period February 28, 2022 to
February 28, 2025**

Former Brainerd Manufacturing Facility Site
(Voluntary Cleanup Site No. V00519-8)
East Rochester, New York

April 2025
Revised November 2025

Prepared for:
Despatch Industries, Inc.

Prepared by:
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1.0 Introduction

Roux Environmental Engineering & Geology (Roux) has prepared this Periodic Review Report (PRR) on behalf of Despatch Industries, Inc. (Despatch) to summarize the post-remedial status of New York State Department of Environmental Conservation (NYSDEC) Voluntary Cleanup Program (VCP) Site No. V00519-8, located in East Rochester, Monroe County, New York (Site; see Figure 1), commonly referred to as the Former Brainerd Manufacturing Facility site (Site).

This PRR has been prepared for the Site in accordance with NYSDEC DER-10/*Technical Guidance for Site Investigation and Remediation* (May 3, 2010). The NYSDEC's Institutional and Engineering Controls (IC/EC) Certification Form has been completed for the Site (see Appendix A).

On June 10, 2022, NYSDEC approved the 2021-2022 PRR and IC/EC Certification and authorized a change in reporting frequency from annual to triennial. This PRR and the associated inspections form have been completed for the post-remedial activities at the Site for the period February 28, 2022 to February 28, 2025.

1.1 Site Background

Despatch Industries, Inc. entered into Voluntary Cleanup Agreement (VCA) Site # V00519-8 with the New York State Department of Environmental Conservation (NYSDEC) in February 2002, to investigate and remediate a 3.3-acre property consisting of two parcels located in East Rochester, Monroe County, New York. The property was remediated to restricted commercial use and has been vacant and unoccupied except for periodic maintenance by the building owner until October 2019. On March 18, 2016, 107/115 North Washington Street, LLC purchased the Site from Despatch. Despatch remains responsible for environmental obligations at the Site as they pertain to the subject VCP, with access to the Site provided by the new owner to fulfill those obligations. In Spring through Fall of 2020, the building was remodeled by 107/115 North Washington Street, LLC and is currently used as a self-storage building; consistent with Institutional Control land-use restrictions.

The Site is located in the County of Monroe, New York and is comprised of two parcels: an approximate 3.0-acre parcel identified as 115 North Washington Street on the East Rochester Tax Map #139.69-1-17 improved with a 73,400 square foot self-storage building; and an approximately 0.3-acre parcel, comprised of an asphalt parking lot (Tax Map #139.69-1-19). The Site is bounded by residential properties, a Rochester Gas and Electric (RG&E) substation and a pre-cast concrete product manufacturing building owned by E.J. Delmonte to the north, Monroe Street, Rochester Lumber Company and A.J. Interiors to the south, North Washington Street to the east, and light industrial properties, railway and green space to the west (see Figure 2).

The Site was operated as an industrial facility for nearly 100 years prior to relocation of Brainerd's operations in 1998. Historic uses of the Site included the manufacture of hardware and decorative metal products using various metal finishing processes. The property was subsequently operated under lease by an office furniture reconditioning and sales company beginning in 2004, however that business terminated its lease and left the Site in fall of 2017.

In May 2002, Despatch Industries, Inc. signed a voluntary agreement with the New York State Department of Environmental Conservation (NYSDEC) to investigate and clean up the Site. Environmental site

investigations were conducted by Benchmark Civil/Environmental Engineering and Geology, PLLC (Benchmark)¹ and identified the following:

- The uppermost water bearing zone consists of a poorly graded sand and is contaminated with chlorinated volatile organic compounds (cVOCs) suspected to originate from former plating operations and released via a sump interior to the Site building (the sump has been sealed). The primary cVOCs are perchloroethylene (PCE), trichloroethene (TCE), and to a lesser degree 1,1,1-trichloroethane. A narrow groundwater plume developed from the area of the source and traveled to the northwest.
- A localized area (approximately 20 feet by 25 feet) of the surficial soils along the western portion of the Site were contaminated with metals (i.e., lead, barium).

1.2 Remedial History

After acceptance into the VCP in May 2002, there were two interim remedial measures (IRMs) undertaken for this project: 1) groundwater pumping, pretreatment, and conveyance to the Monroe County Sewer System; and 2) installation of an on-site subslab depressurization system. A more detailed discussion of these IRMs is provided below.

1.2.1 Groundwater Pumping and Pretreatment

Site investigation data supported the need for an IRM to address groundwater impacts at the Site and to cut-off contaminated groundwater from further impacts off-site. The IRM was constructed during the period of June through August 2004. The IRM groundwater collection and pretreatment system involved recovery of contaminated groundwater from a pumping well with concurrent on-site batch treatment of the recovered groundwater via a low-profile air stripper with discharge of the pretreated water to the Monroe County Department of Environmental Services. Beginning in August 2004, cVOC-impacted groundwater was collected by pumping well PW-1 (PW-1R replaced PW-1 in this capacity in November 2011²) on a nearly continuous basis through mid-2018 except for maintenance shutdowns and the issue with the pumping well PW-1. From August 2004 through May 2018, approximately 31,228,652 gallons of groundwater were collected, pre-treated, and discharged to the Monroe County Sewer System under Sewer Use Permit 883. Treated groundwater (effluent) from the air stripper was tested monthly for PCE, toluene, and TCE and compared to the permitted discharge limit (PDL) of <2.13 mg/L. All effluent samples were below the PDL. The system was temporarily shut down in May of 2018 and remained shut down until April of 2020 to evaluate the efficacy of subsequent remedial measures. The pretreatment system was decommissioned in April 2020 upon NYSDEC approval, as further discussed herein.

1.2.2 Sub-Slab Depressurization

The second IRM involved installation of a sub-slab depressurization (SSD) system on a design-build basis with post-installation performance testing to confirm adequate system performance. Initial communication testing of the sub-slab was performed by Benchmark personnel to evaluate the number of extraction points and type of exhaust fans required to optimize the systems performance under the specific Site conditions. The SSD system was installed by Mitigation Tech, a Rochester, New York based vapor control (and radon) experienced contractor. The system consists of 28 extraction points (EP-1 through EP-28) and six

¹ In August 2023, Benchmark Civil/Environmental Engineering and Geology, PLLC (Benchmark) became Roux Environmental Consulting and Geology, D.P.C. (Roux).

² The PW-1 pump became lodged in the well during routine pump maintenance. Several attempts were made to recover the pump and repair the well. However, it became apparent that sand had intruded the well likely through the well screen suggesting that the well could not be repaired effectively.

RadonAway GP Series 501 fans distributed strategically throughout the building under the agreed design criteria established with the NYSDEC and NYSDOH. Six roof mounted fans are fitted with interior manometers. The system began operation in November 2010 and has operated continuously since that time except for temporary shutdowns in February 2018 to March 2018 to replace two exhaust fans which were damaged during a loss of heat to the building, causing a sprinkler line to rupture and resulting in the flooding of the floor near some of the SSD extraction points, and December 2019 to January 2020 due to electrical disconnections associated with the interior building renovation work. During the December 2024 site inspection, 3 of the 6 manometers were inaccessible. In August 2025, three new manometers were installed in accessible locations of the Site.

1.2.3 Final Remedial Measure

The Site was remediated in accordance with the preferred remedy and as approved by the NYSDEC in the RAWP dated December 2011. The following are the components of the selected remedy:

1. Construction and maintenance of a soil cover system consisting of a demarcation layer followed by a minimum of 12 inches of NYSDOT-approved type 2 backfill material to prevent human exposure to contaminated soil/fill remaining at the site.
2. Continued operation of a previously constructed IRM groundwater pump and treatment system in which groundwater is transferred from a pumping well (PW-1R) to an influent storage tank. The untreated groundwater is then pumped into a low-profile air stripper for treatment and subsequent discharge to the sanitary sewer.
3. Continued operation of a previously constructed IRM sub-slab depressurization system comprised of a series of fans mounted to sub-slab piping to prevent migration of VOC-impacted vapors into the building.
4. Enhancement of the IRM groundwater pump and treat system with a second pumping well (PW-2) and subsequent addition of sodium bisulfite (SBS) after air stripping to reduce the dissolved oxygen concentration. Pretreated groundwater was then either discharged to the Monroe County sewer system or further treated by the addition of hydrogen gas via the groundwater Pressurized Remediation Optimizer Low Pressure system (gPRO® LP system) for reinjection of hydrogen gas upgradient of the source area. The hydrogenated water flowed under gravity to the three upgradient reinjection wells (RW-1, RW-2, and RW-3) located along Monroe Street. The system was operated and monitored on a continuous basis beginning in early 2012 until 2016. It was shut down in mid-2016 due to clogging of the reinjection wells.
5. Execution and recording of an Environmental Easement to restrict land use and prevent future exposure to any contamination remaining at the site.
6. Development and implementation of a Site Management Plan (SMP) 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.
7. Periodic certification of the institutional and engineering controls listed above.

1.2.4 Corrective Measures

As per the SMP, if any component of the remedy is found to have failed, or if the periodic certification cannot be provided due to the failure of an institutional or engineering control, a Corrective Measures Plan will be submitted to the NYSDEC for approval.

Due to gPRO injection well failure, a Corrective Action Plan was submitted and approved by the Department in April 2017. The Corrective Action Plan identified the scope of planned corrective actions and the method and means by which it would be completed. The planned corrective action chosen for the Site involved the

remediation of chlorinated VOCs in groundwater in the vicinity of monitoring wells MW-6 and MW-5 and pumping well PW-1R by creating a continuous *in situ* passive barrier system with Regenesys' PlumeStop® liquid activated carbon. Groundwater flows through the barrier system while at the same time the barrier extracts and destroys contaminants from groundwater.

Injection of the liquid activated carbon occurred in October 2017. Details of the injection program were described in correspondence to the Department dated May 14, 2018. Post injection groundwater samples were collected from monitoring wells MW-5, MW-6 and pumping well PW-1R in November 2017, February 2018, June 2018, August 2018 (MW-6 only) and October 2018 (MW-6 only).

Benchmark performed additional corrective measures in the source area based on the post injection groundwater samples results collected between November 2017 and October 2018. On January 11 and 14, 2019, Benchmark injected a total of 400 pounds (equivalent to 48 gallons) of PlumeStop mixed with water directly into monitoring well MW-6. Over a 13-hour period between these two days, a total of approximately 230 gallons of PlumeStop/water was injected. Injection over two days was necessary because of daylighting of the PlumeStop mixture. Benchmark redeveloped well MW-6 on February 8 and collected a sample from MW-6 on February 22 for analysis of Target Compound List (TCL) volatile organic compounds (VOCs).

Routine post injection groundwater samples continued to be collected from monitoring wells MW-4, MW-5, MW-6 and pumping well PW-1R in July 2019, and November 2019 (except PW-1R). Source area well PW-1R was not sampled on November 25 due to a temporary power interruption associated with interior renovation activities; therefore, Benchmark returned on December 11 to resample the well via a bailer in lieu of running the well pump. MW-5 was also resampled at that time due to suspected anomalous data from the November 25 sample.

On October 22, 2019, Nothnagle Drilling, Inc. decommissioned the gPro groundwater treatment systems, and three associated reinjection wells (grouted in place) located along Monroe Street. Based on the success of the PlumeStop, NYSDEC issued correspondence on April 7, 2020 approving decommissioning of the IRM pump and treat system with continued monitoring of wells MW-5, MW-6, and MW-12 for three additional semi-annual groundwater monitoring events and grouting the unused wells in place per NYSDEC CP-43 guidance. From April 14 to April 22, 2020, Nothnagle Drilling, Inc. decommissioned and grouted in-place 16 unused pumping wells, observation wells, and monitoring wells associated with the IRM pump and treat system per NYSDEC CP-43 guidance. Between April 23 to April 24, 2020, the pretreatment system equipment (i.e., day tank, air stripper, and pumps) was removed from the facility by Benchmark and all associated discharge piping was terminated. The Monroe County Sewer Use Permit 883 was terminated May 28, 2020.

During the December 3, 2024 site inspection, Roux observed that manometers 2, 3, and 6 for the SSD system were inaccessible due to their locations within locked storage units. In July 2025, a Corrective Measures Work Plan was submitted to the NYSDEC for installation of new manometers in accessible locations. The approved Work Plan was implemented in August 2025 with the installation of redundant manometers 2R, 3R, and 6R in locations outside of locked storage units. Appendix E includes a copy of the Corrective Measures Plan and Summary Report.

1.3 Semi-Annual Groundwater Monitoring

Benchmark completed the final round of semi-annual groundwater monitoring in June 2021. Groundwater sampling results are discussed in Section 3.1.2.

1.4 Compliance and Recommendations

At the time of the Site inspections, the Site remedial components were compliant with the Department's approved SMP. Appendix B is photo documentation of Site inspections and activities during the reporting period.

2.0 Site Overview

The Site is in East Rochester, County of Monroe, New York and is identified as 115 North Washington Street (SBL Nos. 139.69-1-17 and 139.69-1-19) on the Monroe County Tax Map. An open gravel lot comprises the western side of the larger parcel, with the former manufacturing building situated on the eastern side of the parcel adjacent to North Washington Street. Surrounding property is mixed use, primarily characterized by light industrial and railroad properties, and residential properties. The Site is an approximately 3.3-acre area bounded by residential properties to the north/northeast; a Rochester Gas and Electric (RG&E) substation and a pre-cast concrete product manufacturing building owned by E.J. Delmonte to the northwest; Monroe Street to the south; North Washington Street to the east; and light industrial properties, railway, and green space to the west (see Figure 2).

In May 2002, Despatch Industries, Inc. signed a voluntary agreement with the NYSDEC to investigate and clean up the Site (DEC Site No. VCP 00519-8). The investigations and IRMs were conducted through New York State's VCP (Index #B8-0609-02-02). Remedial activities were completed in 2013. The FER and SMP for the Site were approved by the Department in December 2013. The Release and Covenant Not to Sue was issued for the Site on November 24, 2014. On March 18, 2016, 107/115 North Washington Street, LLC purchased the Site from Despatch. Despatch remains responsible for environmental obligations at the Site as they pertain to the subject VCP, with access to the Site provided by the new owner to fulfill those obligations.

2.1 Redevelopment during Reporting Period

During the reporting period, an elevator shaft was excavated within the basement of the existing building (see Figure 2). Appendix D includes documentation (i.e., disposal documentation, import request, and building permit) for this project. On November 23, 2022, Benchmark submitted a Letter of Notification of Soil Excavation Activities to notify NYSDEC of planned elevator shaft construction activities at the Site. On December 2, 2022, NYSDEC acknowledged receipt of the notification and approved proceeding as planned. Construction activities were conducted in accordance with the NYSDEC-approved December 2013 SMP and the NYSDEC-approved November 2022 Letter of Notification of Soil Excavation Activities.

Between December 14, 2022 and January 4, 2023, Benchmark provided construction oversight and ambient air monitoring during construction of the new elevator shaft. On December 14, 2022, Benchmark collected one soil/fill waste characterization sample from the excavation. Soil/fill samples were analyzed by Alpha Analytical for the full list of waste characterization parameters. Benchmark performed visual, olfactory, and instrument-based soil/fill screening during intrusive activities. Excavated soil/fill was inspected for staining and discoloration and was screened for the presence of total volatile organics with a MiniRae® 3000 photoionization detector (PID). No elevated PIDs or evidence of impacts were identified during the excavation. The excavated soil was stockpiled on poly sheeting then transferred to covered rolls pending off-site disposal.

To dispose the soil as non-hazardous, a contained-in determination was needed from NYSDEC. On January 13, 2023, Benchmark submitted a contained-in determination request to allow for non-hazardous soil disposal at Waste Management High Acres Landfill. On February 3, 2023, NYSDEC provided written approval to manage the excavated soil as non-hazardous waste. A waste profile application was submitted to Waste Management on July 30, 2019 for disposal approval of the soil at the Waste Management High Acres Landfill in Fairport, New York. Approval was received on February 16, 2023, under Waste Profile 126158NY. A total

of 79.73 tons of soil/fill was loaded into to lined roll-off containers for off-site transportation by Waste Management to WM High Acres landfill, located in Fairport, New York for disposal.

On December 6, 2022, Benchmark submitted to NYSDEC a Request to Import 50-100 cubic yards of washed #1 and #2 stone. NYSDEC approved the material for import via email on December 6, 2022. The stone was imported to the Site from Rochester Gravel Products at 1392 Oak Openings Road, Avon, New York for use in construction of the elevator shaft. Appendix D includes copies of the import request form and NYSDEC approval.

3.0 Site Management Plan

An SMP was prepared for the Site and approved by the Department in December 2013. The SMP includes an Operation, Monitoring and Maintenance (OM&M) Plan, a Soil/Fill Management Plan (SFMP), and a copy of the Environmental Easements. A brief description of the components of the SMP is presented below.

3.1 Operation, Monitoring and Maintenance Plan

The OM&M Plan consists of three major components including the sub-slab depressurization (SSD) system; the groundwater recovery, treatment, and reinjection system; and the Annual Inspection & Certification Program.

3.1.1 Sub-slab Depressurization System

An SSD system was installed within the existing building consisting of 28 extraction points (EP-1 through EP-28) and six RadonAway GP Series 501 fans distributed strategically throughout the building under the design criteria established with the NYSDEC and NYSDOH. Six roof mounted fans outfitted with interior manometers are to be visually inspected monthly. The system began operation in November 2010 and has operated continuously since that time except for temporary shutdowns in February 2018 to March 2018 to replace two exhaust fans which were damaged during a loss of heat to the building, causing a sprinkler line to rupture and resulting in the flooding of the floor near some of the SSD extraction points, and December 2019 to January 2020 due to electrical disconnections associated with the interior building renovation work. As required by the Department-approved SMP, the SSD system must (1) be operated continuously to maintain a negative pressure (below ambient atmospheric) under the floor slab; (2) be visually inspected monthly to verify proper operation; and (3) annually inspected and certified that the system is performing properly and remains an effective engineering control (EC). The interior SSD manometers are inspected monthly by management staff.

During the annual Site Inspections, the Roux inspector verified that the SSD system was operating properly, as indicated by the readings on the vacuum gauges. However, manometers 2, 3, and 6 were inaccessible to Roux due to their locations inside locked storage units. Corrective measures to address the manometer accessibility is discussed in Section 1.2.4 of this PRR. Appendix C & E includes a summary of the SSD system periodic inspection readings.

3.1.2 Groundwater Collection, Treatment, Discharge or ReInjection and Monitoring Data

An April 7, 2022 letter from the NYSDEC approved decommissioning of the IRM pump and treat system with continued monitoring of wells MW-5, MW-6, and MW-12 for three additional semi-annual groundwater monitoring events. Benchmark completed the first and second of three semi-annual groundwater monitoring events at the Site on June 11, 2020, and December 1, 2020. The final round of semi-annual groundwater monitoring was performed in June 2021. Tetrachloroethene (PCE) and trichloroethene (TCE) were not detected during the June 2021 event at source area well MW-5 and were reported at concentrations well below their respective GWQSSs at source area well MW-6. The total cVOC result for MW-5 during the June 2021 event is non-detect, consistent with December 2020 results. Total cVOCs observed in MW-6 were lower in the June 2021 event when compared to the December 2020 event with concentrations remaining well below historic pre-injection levels. The June 2021 PCE and cis-1,2 DCE concentrations in well MW-12 (32 ug/L and 9.0 ug/L, respectively) are consistent with the December 2021 results and remain below November 2019 and prior results.

3.1.3 Annual Inspections and Certification Program

The Annual Inspection and Certification Program outlines the requirements for the Site, to certify and attest that the institutional controls and/or engineering controls employed at the Site are unchanged from the previous certification. The Annual Certification will primarily consist of an annual Site Inspection to complete the NYSDEC's IC/EC Certification Form. The annual inspections were performed under direct report to Thomas Forbes, P.E. of Roux by Rick Dubisz (March 16, 2022) and Nick Suraci (December 20, 2022 and December 3, 2024).

At the time of the annual inspections, the property was used as a self-storage facility. No observable indication of ground-intrusive activities was noted during the Site inspections except what was documented in Section 2.1. During the 2024 Site inspection, Roux did not observe the engineered cover system as recreational vehicles and buses were parked over the area; however, a follow-up inspection performed March 18, 2025 showed the cover system to be intact. Appendix A includes the completed Site Management Periodic Review Report Notice – Institutional and Engineering Controls Certification Form. Appendix B includes photo documentation of the Site inspections including the elevator shaft installation.

3.2 Soil/Fill Management Plan

An SFMP was included in the approved-SMP for the Site. The SFMP provides guidelines for the management of soil/fill during any future intrusive activities. Intrusive activities occurred on-site between December 2022 and January 2023 as detailed in Section 2.1.

3.3 Engineering and Institutional Control Requirements and Compliance

As detailed in the Environmental Easements, several IC/ECs need to be maintained as a requirement of the BCA for the Site.

3.3.1 Institutional Controls

- Groundwater-Use Restriction – the use of groundwater for potable and non-potable purposes is prohibited.
- Land-Use Restriction: The controlled property may be used for commercial and/or industrial use.
- Implementation of the SMP including the OM&M Plan and SFMP.

3.3.2 Engineering Controls

- Vapor Mitigation: The SSD system has been operated continuously since November 2010 except for a brief shutdown from February 2018 to March 2018 to replace two exhaust fans that were damaged during a loss of heat to the building, causing a sprinkler line to rupture and resulting in the flooding of the floor near some of the SSD extraction points, and from December 2019 to January 2020 due to building renovation work. In August 2025, corrective measures were implemented, which included installation of three redundant manometer gauges in accessible areas of the Site.
- Groundwater Collection and Pretreatment Systems: The groundwater collection and pretreatment systems were operated continuously with minimal interruption for maintenance since they were first installed in 2004. At the recommendation of NYSDEC, the system was shut down in May 2018 and remained shut down until April 2020 to avoid removing any of the PlumeStop® amendment from the aquifer. A letter from the NYSDEC, dated April 7, 2020, approved decommissioning of the IRM pump and treat system with continued monitoring of wells MW-5, MW-6, and MW-12 for three additional semi-annual groundwater monitoring events. From April 23 to April 24, 2020, the pretreatment system equipment (i.e., day tank, air stripper, and pumps) was removed from the facility by Benchmark and all associated discharge piping was terminated. On May 28, 2020, the Monroe County Sewer Use Permit 883 was terminated.

- The gPRO reinjection system was shut down and decommissioned, with the PlumeStop® injection employed as a corrective measure for source area control. The gPRO groundwater treatment system and three reinjection wells (grouted in-place) located along Monroe Street were decommissioned on October 22, 2019.
- Groundwater Monitoring: Groundwater monitoring (12 events) was completed between July 2017 and December 2020. Benchmark performed the final round of semi-annual groundwater monitoring in June 2021. Remaining monitoring wells MW-5, MW-6 and MW-12 were decommissioned in August 2021 following NYSDEC's August 17, 2021 approval to grout the wells in place.
- Cover System: The cover system, including building foundations, concrete sidewalks, asphalt and gravel driveways and parking areas, and a nominal 25-foot long by 20-foot-wide engineered cover area are all being maintained in compliance with the SMP

At the time of the Site inspections, the Site was fully compliant with all institutional control requirements and all engineering controls (or NYSDEC-approved modifications thereto) as discussed above.

3.3.3 Monitoring Plan Compliance

The Monitoring Plan presented in the SMP 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 presented below. Table 1 summarizes the required monitoring program, which is limited to cover system and SSD system inspections.

Table 1: Monitoring/Inspection Schedule

Monitoring Program	Frequency*	Matrix	Analysis
Cover System	Annual Inspection; and following severe storms events	Cover Material	Visual only
SSD System	Annual Inspection	System Vacuum	Vacuum test point data

* The frequency of events will be conducted as specified in the SMP until otherwise approved by NYSDEC and NYSDOH.

4.0 Conclusions and Recommendations

As of the date of the most recent Site inspection, the Site was fully compliant with the Institutional Controls including land-use restrictions, groundwater-use restrictions, and the soil/fill management plan component, and fully compliant with the Engineering Controls or approved modifications thereto. Roux recommends continuing with annual IC/EC Site inspections and triennial reporting.

5.0 Declaration/Limitation

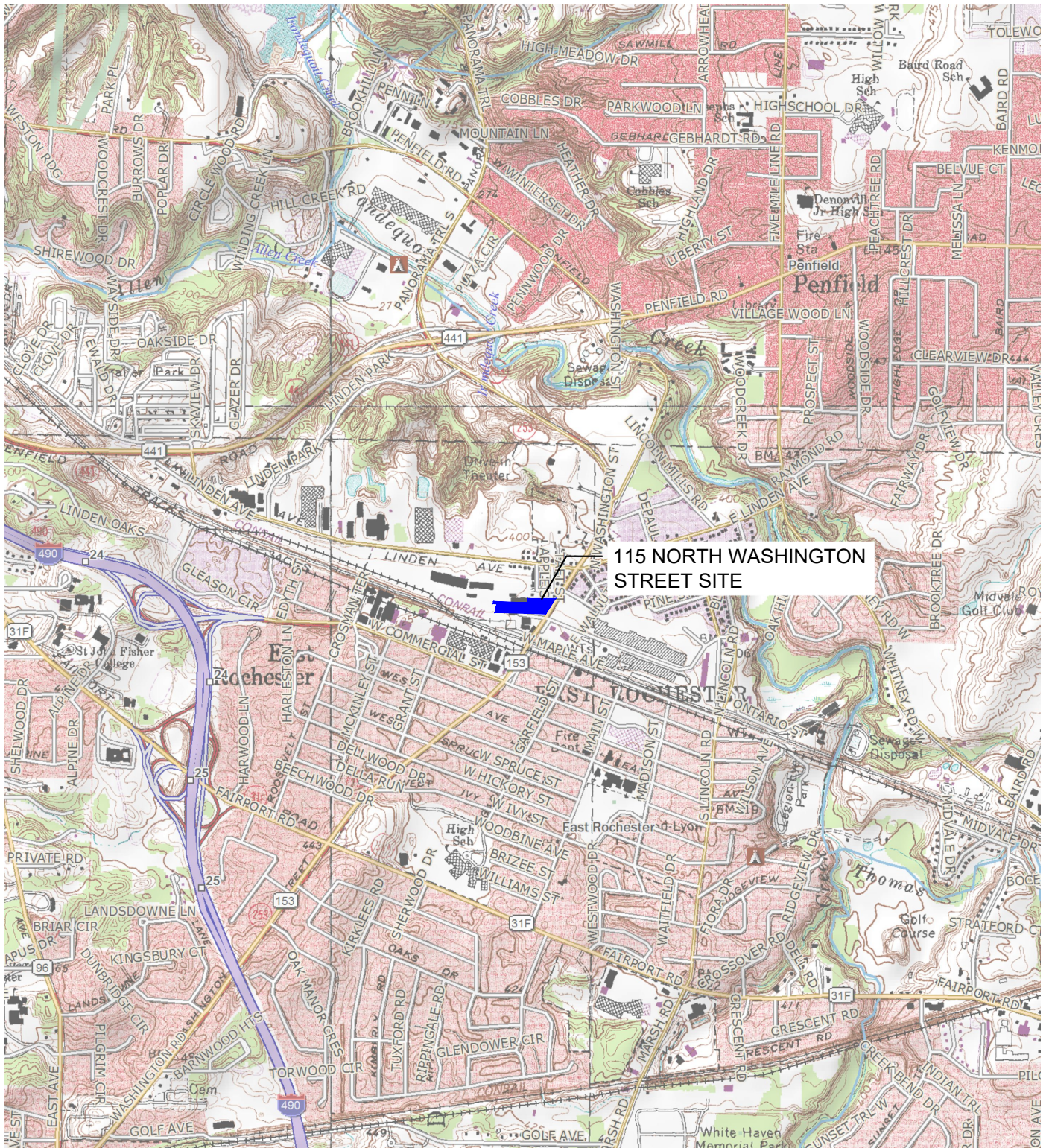
Roux Environmental Engineering and Geology, D.P.C. personnel conducted the annual site inspections for Voluntary Cleanup Program Site No. V00519-8, East Rochester, New York, according to generally accepted practices. This report complied with the scope of work provided to Despatch Industries, Inc. by Roux.

This report has been prepared for the exclusive use of Despatch Industries, Inc. The contents of this report are limited to information available at the time of the site inspections. The findings herein may be relied upon only at the discretion of Despatch Industries, Inc. Use of or reliance on this report or its findings by any other person or entity is prohibited without the written permission of Roux Environmental Engineering and Geology, D.P.C.

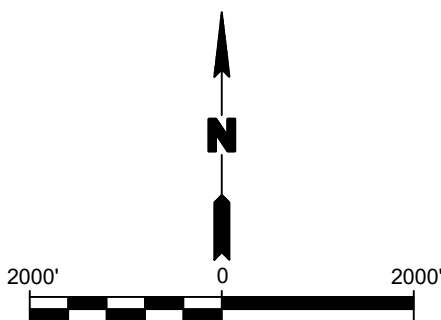
2022-2025 PERIODIC REVIEW REPORT
Former Brainerd Manufacturing Facility Site
(Voluntary Cleanup Site No. V00519-8)
East Rochester, New York

FIGURES

1. Site Location and Vicinity Map
2. Site Plan (Aerial)

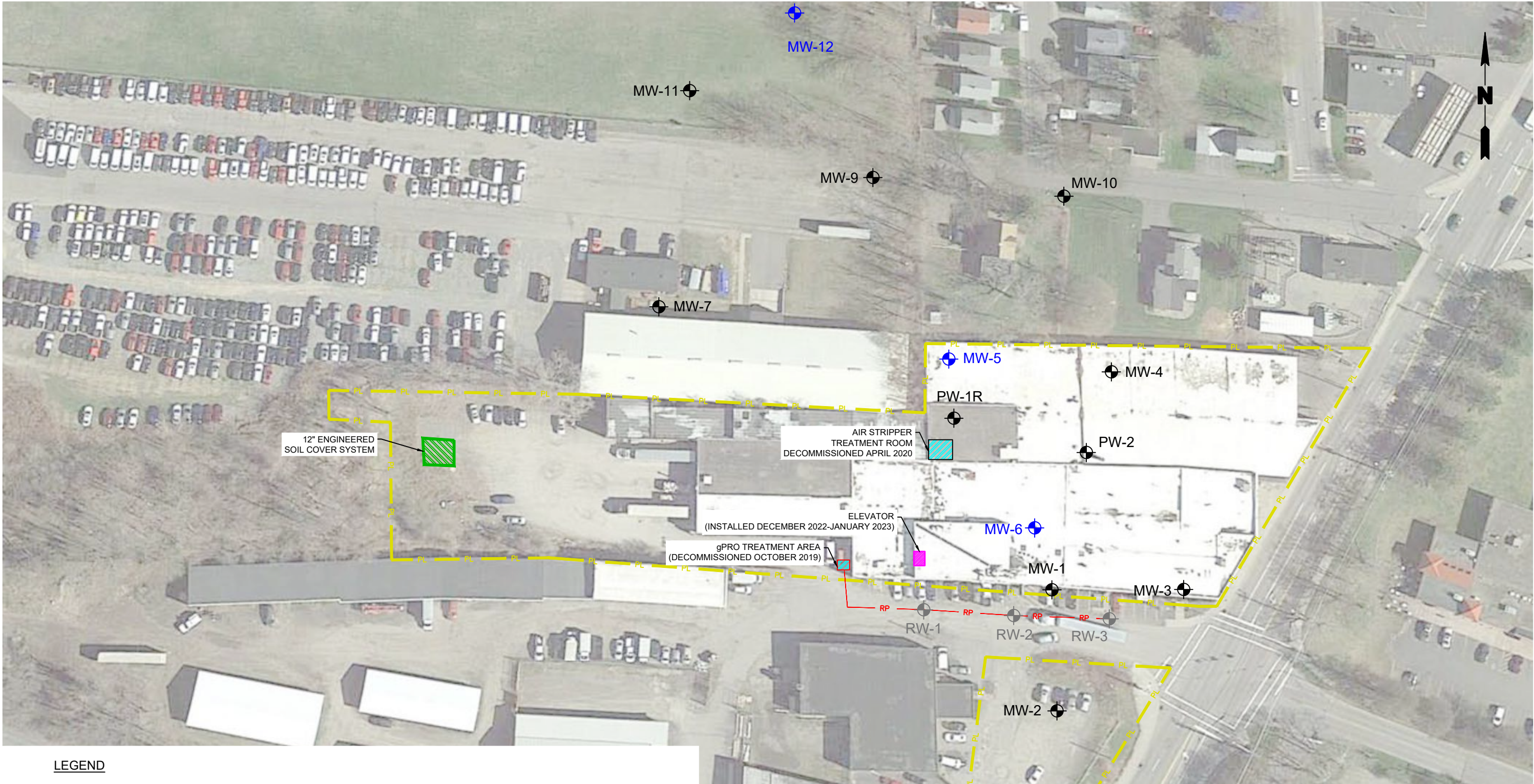


115 NORTH WASHINGTON
STREET SITE



Title: SITE LOCATION AND VICINITY MAP FORMER BRAINERD MANUFACTURING FACILITY NYSDEC SITE NO. V00519-8 EAST ROCHESTER, NEW YORK PERIODIC REVIEW REPORT		
Prepared for: DESPATCH INDUSTRIES, INC.		
	Compiled by: CMS	Date: MARCH 2025
	Prepared by: CMS	Scale: AS SHOWN
	Project Mgr: LER	Project: 4894.0001B002
	File: FIGURE 1: SITE LOCATION AND VICINITY MAP.DWG	
FIGURE		1

F:\CAD\BENCHMARK\DESPATCH\PRR\2025\FIGURE 2: SITE PLAN (AERIAL).DWG



LEGEND

- PL PROPERTY BOUNDARY
- PW-1 DECOMMISSIONED PUMPING WELL LOCATION - GROUTED IN-PLACE APRIL 2020
- OW-1 DECOMMISSIONED OBSERVATION WELL LOCATION - GROUTED IN-PLACE APRIL 2020
- RW-1 DECOMMISSIONED REINJECTION WELL LOCATION - GROUTED IN-PLACE OCT 2019
- MW-1 DECOMMISSIONED MONITORING WELL LOCATION - GROUTED IN-PLACE APRIL 2020
- MW-5 MONITORING WELL LOCATION SAMPLED JUNE 2021. DECOMMISSIONED - GROUTED IN-PLACE AUGUST 2021
- RP EXTERNAL UNDERGROUND PIPING FROM gPRO TREATMENT UNIT TO RECHARGE WELLS

NOTES:

- DATE OF AERIAL PHOTOGRAPHY APRIL 2016; SOURCE GOOGLE EARTH.



Title:

SITE PLAN (AERIAL)

FORMER BRAINERD MANUFACTURING FACILITY

NYSDEC SITE NO. V00519-8

EAST ROCHESTER, NEW YORK

PERIODIC REVIEW REPORT

Prepared for:

DESPATCH INDUSTRIES, INC.

ROUX

Compiled by: CMS	Date: MARCH 2025	FIGURE 2
Prepared by: CMS	Scale: AS SHOWN	
Project Mgr: LER	Project: 4894.0001B002	
File: FIGURE 2: SITE PLAN (AERIAL).DWG		

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Former Brainerd Manufacturing Facility Site
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(SSD Manometer Relocation)

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East Rochester, New York

APPENDIX A

IC/EC 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. **V00519**

Site Name **Former Brainerd Manufacturing Site**

Site Address: 115 North Washington Street Zip Code: 14445-
City/Town: East Rochester
County: Monroe
Site Acreage: 3.300

Reporting Period: February 28, 2022 to February 28, 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?
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**139.69-1-17**

Alan Shaffer

Ground Water Use Restriction
 Landuse Restriction
 Monitoring Plan
 Site Management Plan

Ground Water Use Restriction
 Landuse Restriction
 Monitoring Plan
 Site Management Plan

Environmental Easement executed on 5/1/14.

Property use restricted to commercial or industrial.

Implement a Site management plan that includes periodic certification.

Groundwater shall not be used as a potable source of water.

Monitor groundwater on a regular basis as approved by the Department.

139.69-1-19

Alan Shaffer

Ground Water Use Restriction
 Landuse Restriction
 Monitoring Plan
 Site Management Plan

Environmental Easement executed on 5/1/14.

Property use restricted to commercial or industrial.

Implement a Site management plan that includes periodic certification.

Groundwater shall not be used as a potable source of water.

Monitor groundwater on a regular basis as approved by the Department.

Description of Engineering ControlsParcelEngineering Control**139.69-1-17**~~Groundwater Treatment System~~

Vapor Mitigation

~~Groundwater Treatment System~~

Vapor Mitigation

Cover System

Cover System

Operate, maintain, and monitor a hydrogen injection groundwater treatment system until the Department approves modification or shutdown.

Operate, maintain, and monitor a sub-slab depressurization system until the Department approves modification or shutdown.

Maintain site cover.

139.69-1-19

Cover System

Maintain site cover

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. V00519

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 Alan Shaffer at 4301 Military Road NW, Apt 312, Washington, DC 20015,
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.

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

8/21/25
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 Lori E. Riker, P.E. at Roux Environmental Engineering and Geology, D.P.C.
2558 Hamburg Turnpike, Buffalo, NY 14218
print name print business address

am certifying as a Professional Engineer for the Remedial Party

(Owner or Remedial Party)

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



Stamp
(Required for PE)

Date

4/14/2025

2022-2025 PERIODIC REVIEW REPORT
Former Brainerd Manufacturing Facility Site
(Voluntary Cleanup Site No. V00519-8)
East Rochester, New York

APPENDIX B

Site Photologs

PHOTOGRAPHIC LOG

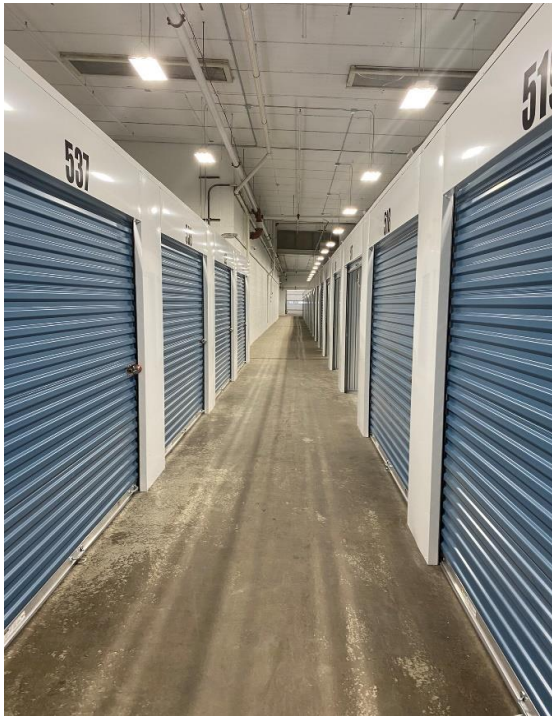
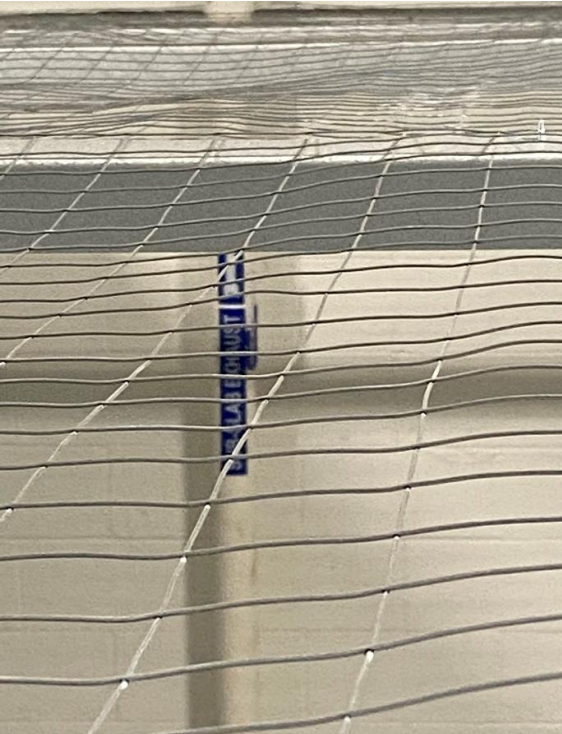
Client Name: Despatch Industries, Inc		Site Location: East Rochester, NY	Project No.: 0040-002-400
Photo No. 1	Date 3/16/2022		
Direction Photo Taken: Typical			
Description: Storage units.			

Photo No. 2	Date 3/16/2022	
Direction Photo Taken: South		
Description: ASD Manometer and extraction point (Manometer 5).		

PHOTOGRAPHIC LOG

Client Name: Despatch Industries, Inc		Site Location: East Rochester, NY	Project No.: 0040-002-400
Photo No. 3	Date 3/16/2022		
Direction Photo Taken: West			
Description: ASD Manometer and extraction point (Manometer 2).			

Photo No. 4	Date 3/16/2022	
Direction Photo Taken: North		
Description: ASD Manometer and extraction point (Manometer 3).		

PHOTOGRAPHIC LOG

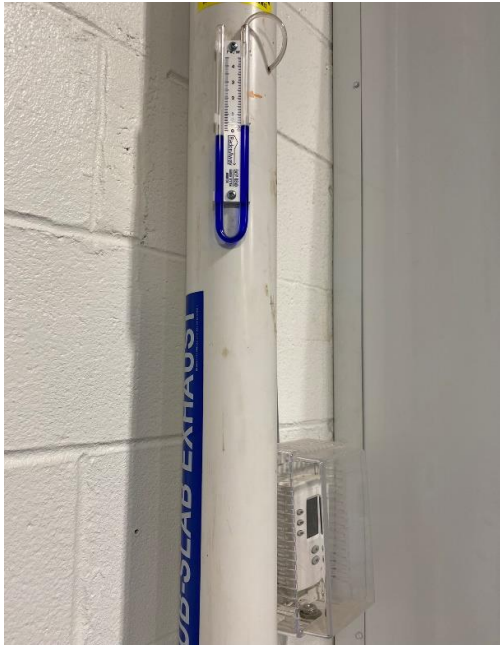
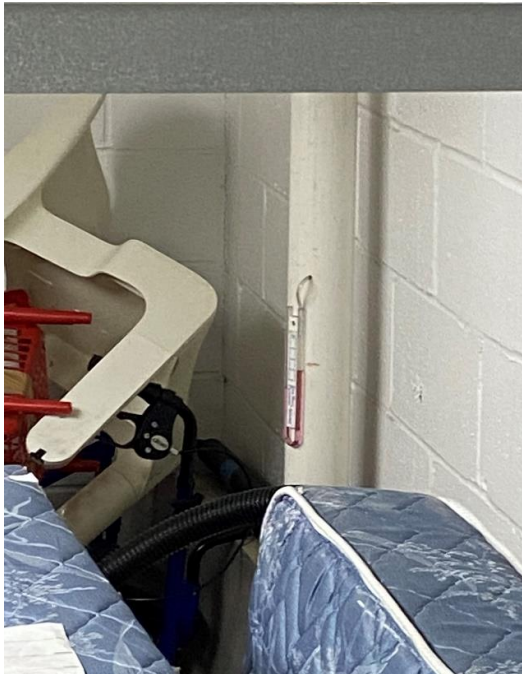
Client Name: Despatch Industries, Inc		Site Location: East Rochester, NY	Project No.: 0040-002-400
Photo No. 5	Date 3/16/2022		
Direction Photo Taken: North			
Description: ASD Manometer and extraction point (Manometer 1).			

Photo No. 6	Date 3/16/2022	
Direction Photo Taken: West		
Description: ASD Manometer and extraction point (Manometer 4).		

PHOTOGRAPHIC LOG

Client Name: Despatch Industries, Inc		Site Location: East Rochester, NY	Project No.: 0040-002-400
Photo No. 7	Date 3/16/2022		
Direction Photo Taken: West			
Description: Cover area.			

Photo No. 8	Date 3/16/2022	
Direction Photo Taken: North		
Description: ASD Manometer and extraction point (Manometer 6).		

Client Name: Despatch Industries, Inc		Site Location: East Rochester, NY	Project No.: 4894.0001B002
Photo No. 1	Date 12/20/2022		
Direction Photo Taken: Typical			
Description: View of ASD manometer and extraction point.			

Photo No. 2	Date 12/20/2022	
Direction Photo Taken: Typical		
Description: View of ASD manometer and extraction point.		

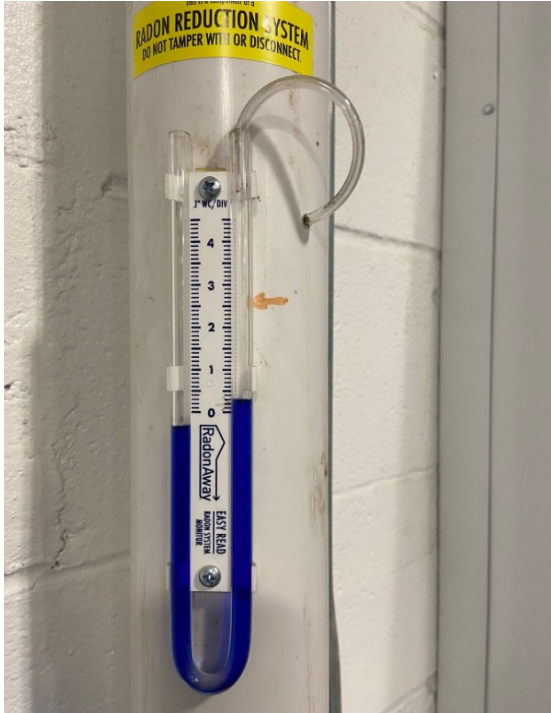
Client Name: Despatch Industries, Inc		Site Location: East Rochester, NY	Project No.: 4894.0001B002
Photo No. 3	Date 12/20/2022		
Direction Photo Taken: Typical			
Description: View of ASD manometer and extraction point.			

Photo No. 4	Date 12/20/2022	
Direction Photo Taken: Typical		
Description: Storage units.		



PHOTOGRAPHIC LOG

Client Name: Despatch Industries, Inc		Site Location: East Rochester, NY	Project No.: 4894.0001B002
Photo No. 5	Date 12/20/2022		
Direction Photo Taken: Typical			
Description: ASD System Vertical Piping			

Prepared By: NAS

Client Name: Despatch Industries, Inc		Site Location: East Rochester, NY	Project No.: 4894.0001B002
Photo No. 1	Date December 2022		
Direction Photo Taken: Typical			
Description: Excavation of elevator shaft began on December 14, 2022 using a small electric excavator			

Photo No. 2	Date December 2022	
Direction Photo Taken: Typical		
Description: Continued excavation of elevator shaft.		

Client Name:

Despatch Industries, Inc

Site Location:

East Rochester, NY

Project No.:

4894.0001B002

Photo No.

3

Date

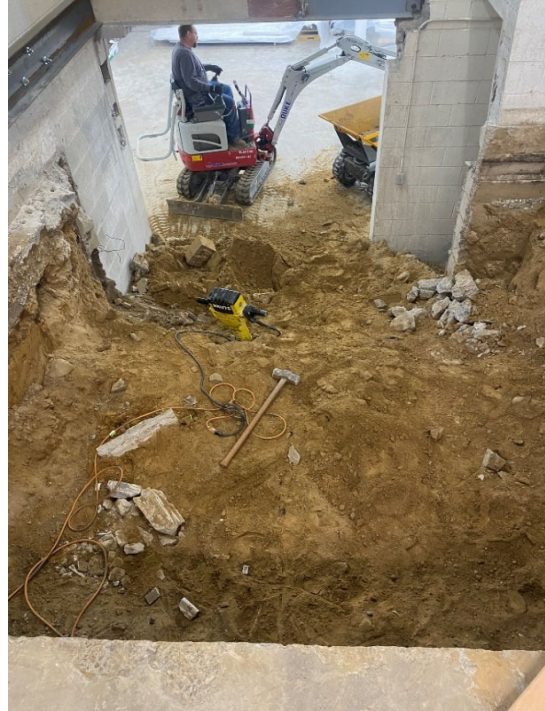
December 2022

Direction Photo Taken:

Typical

Description:

Continued excavation of elevator shaft.

**Photo No.**

4

Date

December 2022

Direction Photo Taken:

Typical

Description:

Loading of excavated soil for off-site disposal.



Client Name: Despatch Industries, Inc		Site Location: East Rochester, NY	Project No.: 4894.0001B002
Photo No. 5	Date December 2022		
Direction Photo Taken: Typical			
Description: Continued excavation of elevator shaft.			

Photo No. 6	Date January 2023	
Direction Photo Taken: Typical		
Description: View of excavated elevator shaft from inside excavated area. Work started in December 2022 was resumed and completed in January 2023.		

Client Name: Despatch Industries, Inc		Site Location: East Rochester, NY	Project No.: 4894.0001B002
Photo No. 7	Date January 2023		
Direction Photo Taken: Typical			
Description: View of excavated elevator shaft from above excavated area.			

Photo No. 8	Date January 2023	
Direction Photo Taken: Typical		
Description: Excavated soil stockpiled on poly sheeting awaiting load out.		

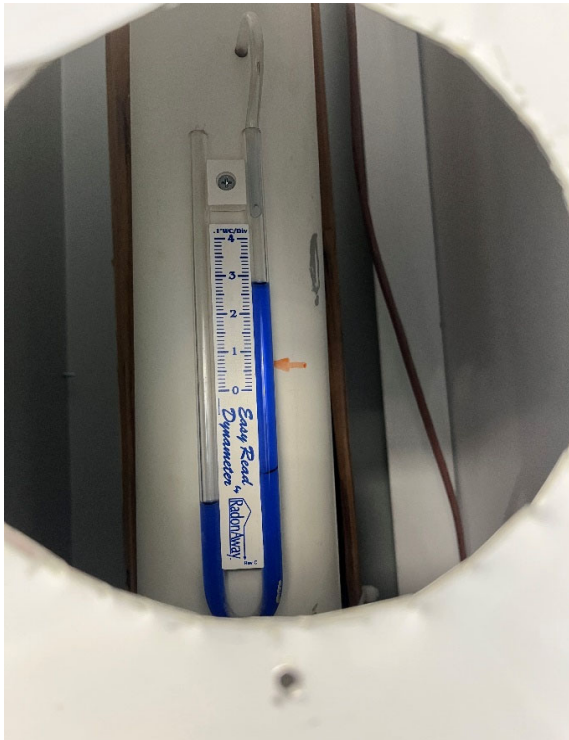
Client Name: Despatch Industries, Inc		Site Location: East Rochester, NY	Project No.: 4894.0001B002
Photo No. 9	Date January 2023		
Direction Photo Taken: Typical			
Description: View of completed elevator shaft; final bottom elevation is 5 feet below basement grade.			

Photo No. 10	Date January 2023	
Direction Photo Taken:		
Description: Elevator shaft excavation complete and worker leveling base by hand.		



PHOTOGRAPHIC LOG

Client Name: Despatch Industries, Inc		Site Location: East Rochester, NY	Project No.: 4894.0001B002
Photo No. 1	Date 12/3/2024		
Direction Photo Taken: Typical			
Description: View of sub slab exhaust.			

Photo No. 2	Date 12/3/2024	
Direction Photo Taken: Typical		
Description: View of ASD manometer and extraction point.		

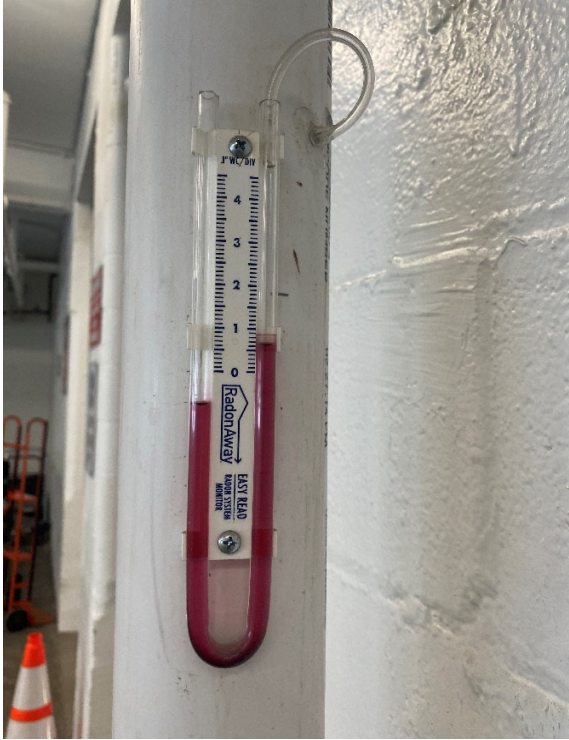
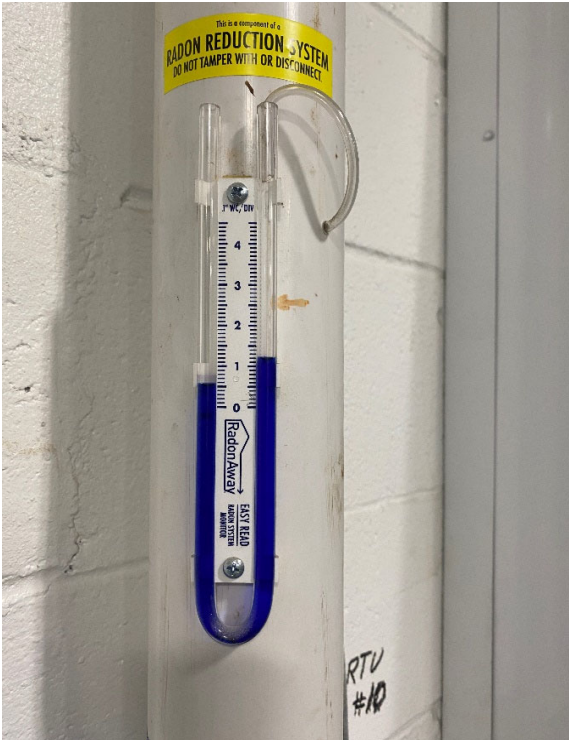
Client Name: Despatch Industries, Inc		Site Location: East Rochester, NY	Project No.: 4894.0001B002
Photo No. 3	Date 12/3/2024		
Direction Photo Taken: Typical			
Description: View of ASD manometer and extraction point.			

Photo No. 4	Date 12/3/2024	
Direction Photo Taken: Typical		
Description: View of ASD manometer and extraction point.		

Client Name: Despatch Industries, Inc		Site Location: East Rochester, NY	Project No.: 4894.0001B002
Photo No. 5	Date 12/3/2024		
Direction Photo Taken: Typical			
Description: View of elevator installed in 2022-2023.			

Photo No. 6	Date 12/3/2024	
Direction Photo Taken: Typical		
Description: Area of former groundwater treatment system building.		

Client Name: Despatch Industries, Inc		Site Location: East Rochester, NY	Project No.: 4894.0001B002
Photo No. 7	Date 3/18/2024		
Direction Photo Taken: West			
Description: View of the 20' by 25' engineered cover system in the parking lot			

Prepared By: NAS

2022-2025 PERIODIC REVIEW REPORT
Former Brainerd Manufacturing Facility Site
(Voluntary Cleanup Site No. V00519-8)
East Rochester, New York

APPENDIX C

SSD System Periodic Inspection Log



SSD SYSTEM PERIODIC INSPECTION LOG

Former Brainerd Manufacturing Facility East Rochester, NY

Date	Manometer 1 Former Air Stripper		Manometer 2 Basement		Manometer 3 Hallway		Manometer 4 Wood Shop		Manometer 5 Office		Manometer 6 Paint Room	
	Time of Reading	Vacuum Reading (in. w.c.)	Time of Reading	Vacuum Reading (in. w.c.)	Time of Reading	Vacuum Reading (in. w.c.)	Time of Reading	Vacuum Reading (in. w.c.)	Time of Reading	Vacuum Reading (in. w.c.)	Time of Reading	Vacuum Reading (in. w.c.)
3/16/2022	10:20	0.3	10:47	3.20	10:41	2.1	10:24	0.8	10:38	2.5	10:40	1.5
12/20/2022	8:30	0.3	8:45	3.30	--	--	9:00	0.7	9:15	2.5	--	--
12/3/2024	9:00	1.2	--	--	--	--	9:30	0.8	10:00	2.8	--	--

Notes:

December 2022 Inspection: Manometers 3 and 6 were inaccessible due to location of storage units.

December 2024 Inspection: Manometers 2, 3, and 6 were inaccessible due to location of storage units.

2022-2025 PERIODIC REVIEW REPORT
Former Brainerd Manufacturing Facility Site
(Voluntary Cleanup Site No. V00519-8)
East Rochester, New York

APPENDIX D

Elevator Shaft Installation Documentation



BUILDING PERMIT

The Town/Village of East Rochester, County of Monroe, State of New York
317 Main Street East Rochester, NY 14445
585-385-3513

hereby issues permit for project as described herein:

Permit Number: **BP-2022-0217**

Tax Parcel ID: **139.69-1-17**

Issue Date: **11/16/2022**

Permit Issued To: **107/115 N Washington St LLC**

Permit Fee: **\$100.00**

Permit Application Number: **BP-2022-0217**

Type of Permit: **Com New Construction**

Property Owner: **107/115 N Washington St LLC**

Street Address of Property: **115 North Washington St**

Owner's Address: **195 Middle Road Suite 400
Henrietta, NY 14467**

Occupant's Name:

Occupancy Classification:

VALID UNTIL: 11/16/2023

Description of Work:

Permit request at the interior climate control facility to install an elevator to service the lower level and the second floor. Also install another overhead door on the southside elevation to the west of the existing doors adjacent to the proposed elevator location. Finalize storage unit build out lower level and second floor.

A permit, under which no work has commenced within six (6) months after issuance, shall expire by limitation. Furthermore, a permit that no Certificate of Occupancy or Certificate of Compliance has been issued within twelve (12) months after issuance shall expire by limitation. Under either circumstance a new building/plumbing permit shall be secured before work can begin or be completed.

It is the responsibility of the Owner/Occupant and/or contractor to comply with all applicable codes and/or ordinances. REQUESTS FOR INSPECTIONS MUST BE MADE 24 HOURS IN ADVANCE to the number shown below. Please have your permit number available when calling for any inspections or inquiries, the Building Department can be reached at 585-385-3513.

I am familiar with the Zoning/Building Ordinance(s) and the New York State Uniform Fire Prevention and Building Code requirements related to this permit and do hereby agree to abide by them. The information stated above is correct and accurate.

Signature of Applicant

Signature of Building Inspector

Required Inspections:

Footings

Foundation

Rough Framing

EIFS Waterproof Membrane

Rough Electrical- 3rd party

Insulation

November 23, 2022

Mr. Todd M. Caffoe, P.E.
Regional Hazardous Waste Remediation Engineer
New York State Department of
Environmental Conservation
Division of Environmental Remediation Region 8
6274 East Avon-Lima Road
Avon, New York 14414-9519

Re: Letter of Notification- Soil Excavation Activities.
Former Brainerd Manufacturing Facility, East Rochester, New York
NYSDEC Site No. V00519-8

Dear Mr. Caffoe:

On behalf of our client, Donohoe Management, LLC., (Donohoe) Benchmark Civil/Environmental Engineering & Geology, PLLC, (Benchmark) has prepared this letter of notification for anticipated soil excavation activities to be performed at the above referenced Site.

Donohoe owns and operates East Rochester Self Storage within the Former Brainerd Manufacturing Facility building. Donohoe will be making interior renovations to the self-storage facility which includes an elevator and the construction of an elevator shaft within the basement area of the building. (See attached figures). The work will involve the excavation of approximately 35 cubic yards of soil from below the basement floor. The excavation will occur on the south side of the building, which is upgradient of historic soil/groundwater impacts. Benchmark will provide a Qualified Environmental Professional (QEP) to implement soil screening methods during all excavation activities as per the NYSDEC approved Site Excavation Work Plan (EWP) (October 2012). A Photoionization Detector (PID) will be used to screen soils for any impacts and to monitor that ambient air conditions are within OSHA Permissible Exposure Limits (PELs). All work performed during excavation will follow the EWP and OSHA Standard 29 CFR 1910.120.

Soil/fill material generated during excavation will be removed from the basement area, placed in onsite roll-offs, sampled, and analyzed for waste characterization disposal parameters. A waste profile form will be generated, with final disposal of the excavated

soil/fill material to Waste Management's High Acres Landfill and Recycling Center located in Fairport, New York.

The excavation area (i.e., soil sidewalls and bottom) will be encapsulated with concrete as part of the elevator shaft construction. As such, there will be no changes in the cover system (i.e., concrete floor).

Off-site import material will include stone aggregate consisting of virgin material from a permitted mine or quarry. No chemical testing of the import material will be performed, provided it contains less than 10% (by weight) material that would pass through a size 200 sieve.

All excavation activities will be performed indoors within the unoccupied portion of the building. As stated above, a PID will be used to monitor ambient air within the excavation area. The basement portion of the building is not accessible to the public. Therefore, downwind outdoor community air monitoring would not be implemented.

Construction activities are anticipated to begin the week of December 12th, 2022, with excavation activities to be completed within 5 days from the start of construction. All work associated with the soil excavation will be documented and presented in a Construction Closeout Report (CCR) and submitted to the NYSDEC. The excavation activities also be documented in the annual site Periodic Review Report (PRR)

If you have any questions or concerns, please contact us.

Sincerely,
Benchmark Civil/Environmental Engineering & Geology, PLLC



Thomas H. Forbes, P.E.
President



Rick Dubisz
Sr. Project Scientist

cc: Todd Rickard (Donohoe)
Manuel Hernandez Goitia (Donohoe)
Chris Schaeffer (Donohoe)

FIGURES

F:\CAD\Benchmark\Despatch\PRR\2019\Figure 2: Site Plan.dwg, 3/8/2022 11:47:26 AM, DWG To PDF.pc

DATE: MARCH 2022
DRAFTED BY: REL/CCB



SITE PLAN (AERIAL)

PERIODIC REVIEW REPORT
FORMER BRAINERD MANUFACTURING FACILITY
EAST ROCHESTER, NEW YORK
NYSDEC SITE NO. V00519-8
PREPARED FOR
DESPATCH INDUSTRIES, INC.



2558 HAMBURG TURNPIKE, SUITE 300, BUFFALO, NY 14218,
(716) 856-0599

JOB NO.: 0040-002-400

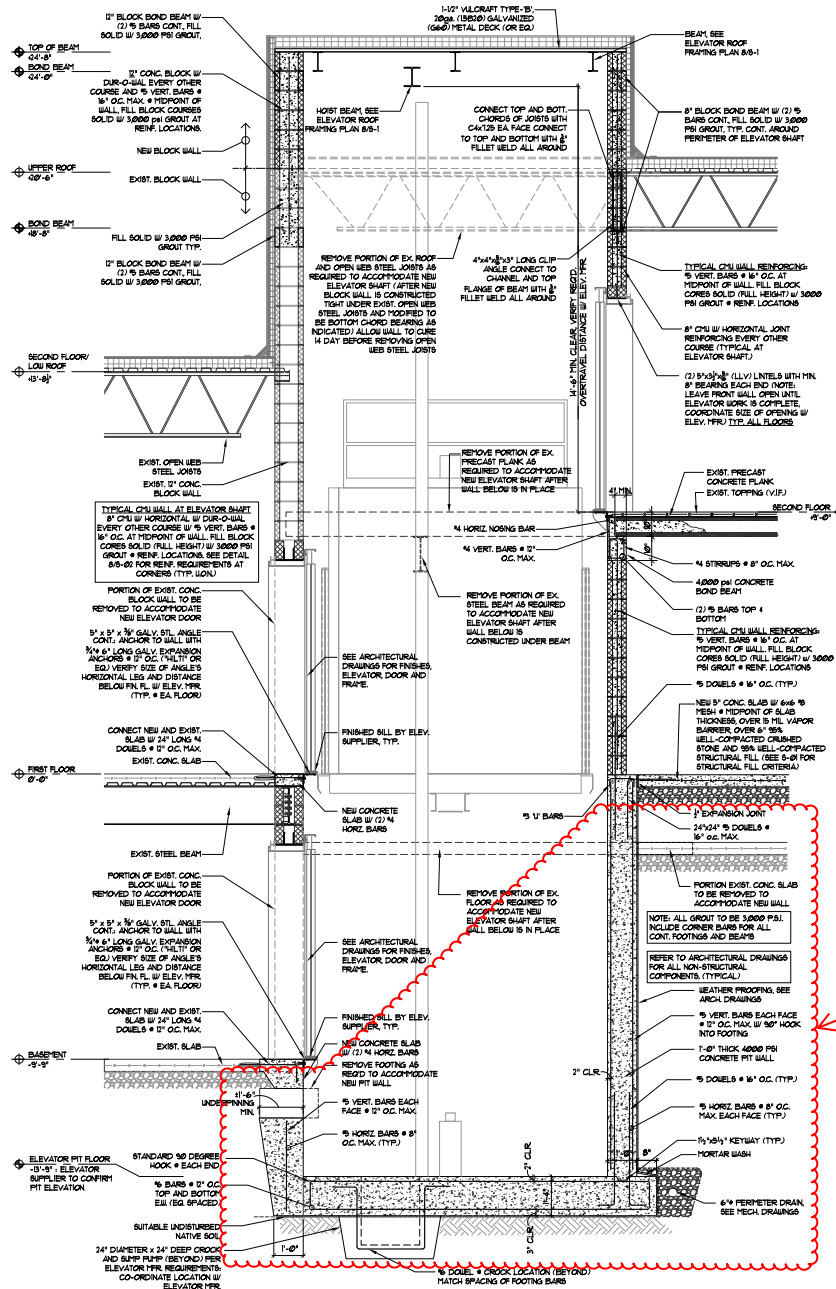
FIGURE 2

DISCLAIMER: PROPERTY OF BENCHMARK CIVIL/ENVIRONMENTAL ENGINEERING & GEOLOGY, PLLC. IMPORTANT: THIS DRAWING PRINT IS LOANED FOR MUTUAL ASSISTANCE AND AS SUCH IS SUBJECT TO RECALL AT ANY TIME. INFORMATION CONTAINED HEREON IS NOT TO BE DISCLOSED OR REPRODUCED IN ANY FORM FOR THE BENEFIT OF PARTIES OTHER THAN NECESSARY SUBCONTRACTORS & SUPPLIERS WITHOUT THE WRITTEN CONSENT OF BENCHMARK ENVIRONMENTAL ENGINEERING & SCIENCE, PLLC.



Proposed elevator
location





1 ELEVATOR SHAFT SECTION
12' x 12'

35 yards approx.

Lori Riker

From: Klier, Joshua J (DEC) <Joshuah.Klier@dec.ny.gov>
Sent: Friday, December 2, 2022 3:27 PM
To: Tom H. Forbes; Rick L. Dubisz
Cc: Morgan, Adam T (DEC); Pratt, David (DEC)
Subject: RE: Letter of Notification -Former Brainerd Manufacturing Facility Site in East Rochester (NYSDEC Site No.V00529-8).

Tom and Rick,

I am a geologist with the NYSDEC. As Todd said, I will be managing this project for DER's region 8 going forward.

We are fine with the proposed plan as noted below and in your letter.

I look forward to working with you. I will try to stop by the site at some point next week.

Cheers,

--

Joshuah J. Klier, G.I.T., M.S.

Assistant Geologist | Project Manager | Licensed Asbestos Inspector (NYS #21-15869)

New York State Department of Environmental Conservation

Division of Environmental Remediation – Region 8

6274 East Avon-Lima Road, Avon, NY, 14414

P: (585) 226-5357 | F: (585) 226-8139 | joshuah.klier@dec.ny.gov



From: Tom H. Forbes

Sent: Friday, December 2, 2022 2:09 PM

To: Rick L. Dubisz ; Klier, Joshua J (DEC)

Cc: Caffoe, Todd (DEC)

Subject: RE: Letter of Notification -Former Brainerd Manufacturing Facility Site in East Rochester (NYSDEC Site No.V00529-8).

You don't often get email from tforbes@bm-tk.com. [Learn why this is important](#)

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Todd

I echo Rick's message – it has been a pleasure and we are glad to have taken this site to completion with your help!

Best wishes,

Tom

Thomas H. Forbes, P.E.

President

tforbes@benchmarkturnkey.com

Benchmark Civil/Environmental Engineering & Geology, PLLC

TurnKey Environmental Restoration, LLC

www.benchmarkturnkey.com

2558 Hamburg Turnpike, Suite 300, Buffalo, NY 14218

Phone: (716) 856-0599 Office, Mobile: (716) 864-1730 Facsimile: (716) 856-0583

Strong Advocates | Effective Solutions | Integrated Implementation

From: Rick L. Dubisz <RDubisz@bm-tk.com>

Sent: Friday, December 2, 2022 1:40 PM

To: Klier, Joshua J (DEC) <Joshuah.Klier@dec.ny.gov>

Cc: Caffoe, Todd (DEC) <todd.caffoe@dec.ny.gov>; Tom H. Forbes <TForbes@bm-tk.com>

Subject: Fwd: Letter of Notification -Former Brainerd Manufacturing Facility Site in East Rochester (NYSDEC Site No.V00529-8).

Todd,

Best of luck with the new position, it's been a pleasure working with you on this project over the years.

Josh,

As per Todd's email, we will contact our client to receive the import stone sieve analysis and will prepare an import request.

Also- Just for clarification from Todd's comment regarding air monitoring, as we described in the notification letter, all intrusive excavation activities will occur indoors within the basement area, which is closed off to the public.

Our QEP will be monitoring indoor VOC concentrations within the work zone during excavation activities with handheld PID. Is this acceptable in lieu of setting up a downwind outdoor community VOC & Particulate air monitoring station?

Thank You,

Rick

Rick Dubisz

Senior Project Scientist

rdubisz@bm-tk.com

TurnKey Environmental Restoration, LLC

Benchmark Civil/ Environmental Engineering & Geology, PLLC

www.benchmarkturnkey.com

2558 Hamburg Turnpike, Suite 300, Buffalo, NY 14218

Phone: Mobile: (716) 998-4334, Office: (716) 856-0635, Facsimile: (716) 856-0583

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Virus Warning: While reasonable precautions have been taken to protect against viruses in this message, we accept no responsibility for any damages arising from the potential presence of such viruses.

Contracts: Nothing in this message shall be construed as legally binding upon Benchmark or TurnKey.

Professional Opinions: Views expressed in this message may only be relied upon as professional opinion if and when provided by principals of the Companies to authorized representatives of the organization with which we have an active client-engineer relationship and when directly pertaining to a binding contract scope of work.

From: Caffoe, Todd (DEC) <todd.caffoe@dec.ny.gov>

Sent: Friday, December 2, 2022 12:28:24 PM

To: Rick L. Dubisz <RDubisz@bm-tk.com>

Cc: Klier, Joshua J (DEC) <Joshuah.Klier@dec.ny.gov>; Morgan, Adam T (DEC) <Adam.Morgan@dec.ny.gov>; Pratt, David (DEC) <david.pratt@dec.ny.gov>

Subject: RE: Letter of Notification -Former Brainerd Manufacturing Facility Site in East Rochester (NYSDEC Site No.V00529-8).

Hi Rick,

Thanks for providing the attached change in use notification for site development at the referenced site. Please proceed as planned. As noted you will be following the approved excavation work plan which includes provisions for air monitoring and off-site disposal of excavated materials. Please provide an import request form for stone you plan to bring on-site and include a sieve analysis.

I have accepted a position with the Division of Water and will no longer be involved with this project. Please direct all future correspondence to Joshua Klier going forward. He may reach out to you and may want to be on-site during excavation activities. Thank you.

-Todd

Todd M. Caffoe, P.E.

Deputy Regional Water Engineer

Division of Water

he/him/his

New York State Department of Environmental Conservation

6274 East Avon-Lima Road, Avon, NY 14414

P: (585) 226-5350 | Todd.Caffoe@dec.ny.gov

www.dec.ny.gov |

From: Rick L. Dubisz <RDubisz@bm-tk.com>

Sent: Wednesday, November 30, 2022 11:38 AM

To: Caffoe, Todd (DEC) <todd.caffoe@dec.ny.gov>

Subject: FW: Letter of Notification -Former Brainerd Manufacturing Facility Site in East Rochester (NYSDEC Site No.V00529-8).

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Good Morning Todd,

Just want to verify you received the email we sent to you last week (November 23rd) regarding the letter of notification for the Brainerd Site in East Rochester. (See below)

Let us know if you have any questions or concerns.

Thanks again,
Rick

Rick Dubisz
Senior Project Scientist
rdubisz@bm-tk.com

TurnKey Environmental Restoration, LLC
Benchmark Civil/ Environmental Engineering & Geology, PLLC
www.benchmarkturnkey.com
2558 Hamburg Turnpike, Suite 300, Buffalo, NY 14218
Phone: Mobile: (716) 998-4334, Office: (716) 856-0635, Facsimile: (716) 856-0583

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From: Rick L. Dubisz

Sent: Wednesday, November 23, 2022 10:48 AM

To: Caffoe, Todd (DEC) <todd.caffoe@dec.ny.gov>

Cc: trickard@donohoemgmt.com; MannyHer@donohoemgmt.com; cschaeffer@donohoemgmt.com; Tom H. Forbes <TForbes@bm-tk.com>

Subject: Letter of Notification -Former Brainerd Manufacturing Facility Site in East Rochester (NYSDEC Site No.V00529-8).

Good Morning Todd,

Attached is a letter of notification for some excavation work which is anticipated at the Former Brainerd Manufacturing Facility Site in East Rochester (NYSDEC Site No.V00529-8).

As stated in the letter, the current property owners are performing site improvements, which include the installation of an elevator and construction of an elevator shaft in the basement of the building.

The owners would like to begin this work starting the week of December 12th, 2022.

If you have any questions or concerns please contact Tom or myself.

Best Regards,
Happy Thanksgiving
Rick

Rick Dubisz
Senior Project Scientist
rdubisz@bm-tk.com

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**NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**



Request to Import/Reuse Fill or Soil

This form is based on the information required by DER-10, Section 5.4(e). Use of this form is not a substitute for reading the applicable Technical Guidance document.

SECTION 1 – SITE BACKGROUND

The allowable site use is:

Have Ecological Resources been identified?

Is this soil originating from the site?

How many cubic yards of soil will be imported/reused?

If greater than 1000 cubic yards will be imported, enter volume to be imported:

SECTION 2 – MATERIAL OTHER THAN SOIL

Is the material to be imported gravel, rock or stone?

Does it contain less than 10%, by weight, material that would pass a size 80 sieve?

Is this virgin material from a permitted mine or quarry?

Is this material recycled concrete or brick from a DEC registered processing facility?

SECTION 3 - SAMPLING

Provide a brief description of the number and type of samples collected in the space below:

The material meets the requirements of DER-10 5.4(e)5. No testing is required. Material is washed #1 & #2 stone .

Example Text: 5 discrete samples were collected and analyzed for VOCs. 2 composite samples were collected and analyzed for SVOCs, Inorganics & PCBs/Pesticides.

If the material meets requirements of DER-10 section 5.4(e)5 (other material), no chemical testing needed.

SECTION 3 CONT'D - SAMPLING

Provide a brief written summary of the sampling results or attach evaluation tables (compare to DER-10, Appendix 5):

NA

Example Text: Arsenic was detected up to 17 ppm in 1 (of 5) samples; the allowable level is 16 ppm.

If Ecological Resources have been identified use the "If Ecological Resources are Present" column in Appendix 5.

SECTION 4 – SOURCE OF FILL

Name of person providing fill and relationship to the source:

Rochester Gravel Products Seth Kohler- Sales Rep

Location where fill was obtained:

1392 Oak Openings Road Avon, NY 14414

Identification of any state or local approvals as a fill source:

NYSDOT's Approved standard specifications.

If no approvals are available, provide a brief history of the use of the property that is the fill source:

Provide a list of supporting documentation included with this request:

Refer to attached sieve test results.

The information provided on this form is accurate and complete.

Rick Dubisz

Digitally signed by Rick Dubisz
DN: cn=Rick Dubisz, o, ou,
email=rdubisz@turnkeyllc.com, c=US
Date: 2022.12.06 14:10:24 -05'00'

Signature

12-6-22

Date

Rick Dubisz

Print Name

Benchmark Env Engineers

Firm



Date: 12/5/22
Page: 1 of 1

To: Todd Rickard
Of: Donohoe Management

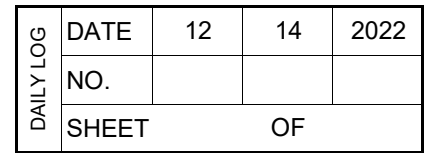
Project: Elevator Shaft Fill

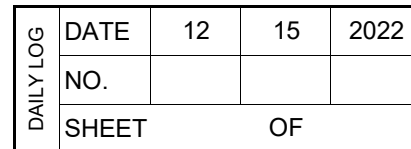
#1 & #2 Stone: Oak Openings Plant
1392 Oak Openings Rd
Avon, NY 14414

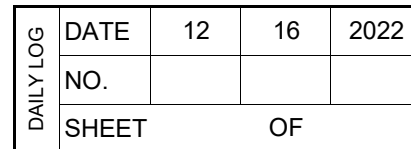
NYSDOT Source # 04-068FG

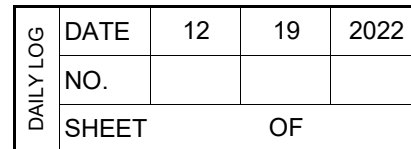
This is to certify that the #1 & #2 stone to be used on the above referenced project will be produced in accordance with the most current New York State Department of Transportation's "standard Specifications" and addenda.

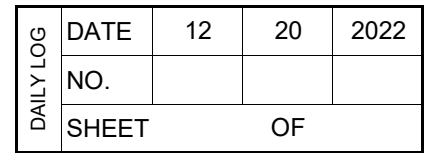
Typical Gradations (All values are % Passing)									
Sieve Size		#1 & #2 Blend		#1 Stone		#2 Stone			
in.	mm	% pass	Spec	% pass	Spec	% pass	Spec		
4"	100								
2"	50.0								
1 1/2"	37.5	100				100	100		
1"	25.0	97.5		100	100	100	90-100		
3/4"	19.0								
1/2"	12.5	51.1		96.8	90-100	5.3	0-15		
1/4"	6.3	.75		1.5	0-15				
1/8"	3.2								
#40	0.425								
#200	0.075	0.7		0.8	0-1	0.6	0-1		
		703.0201		703.0201		703.0201			

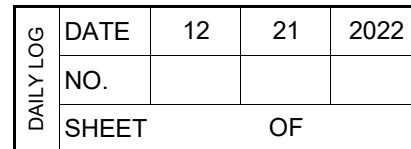
[illegible]

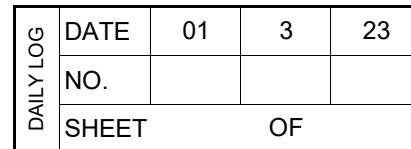
[illegible]

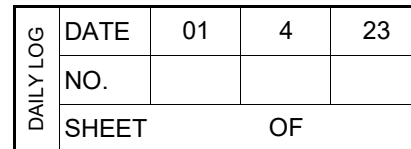
[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

Lori Riker

From: Klier, Joshua J (DEC) <Joshuah.Klier@dec.ny.gov>
Sent: Wednesday, December 28, 2022 1:29 PM
To: Nick A. Suraci
Cc: Tom H. Forbes; Rick L. Dubisz
Subject: RE: Former Brainerd Manufacturing Site

Thank you Nick,

Same to you.

--

Joshuah J. Klier, G.I.T., M.S.

Assistant Geologist | Project Manager | Licensed Asbestos Inspector (NYS #21-15869)

New York State Department of Environmental Conservation

Division of Environmental Remediation – Region 8

6274 East Avon-Lima Road, Avon, NY, 14414

P: (585) 226-5357 | F: (585) 226-8139 | joshuah.klier@dec.ny.gov



From: Nick A. Suraci
Sent: Friday, December 23, 2022 12:30 PM
To: Klier, Joshua J (DEC)
Cc: Tom H. Forbes ; Rick L. Dubisz
Subject: RE: Former Brainerd Manufacturing Site

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Hey Josh,

As an update from the Former Brainerd Site in East Rochester:

The excavation is just about complete, no elevated PIDs or evidence of impacts have been identified during the excavation. The soil from the excavation is currently stored, covered, in roll offs on the western portion of the Site.

The work is currently on hold until after the holidays (Likely January 3rd). Then the contractors will be back on-Site to install in the elevator shaft.

I will keep you in the loop as things progress forward.

Thanks and have a great holiday.

Nick A. Suraci

Environmental Scientist

nsuraci@bm-tk.com

Benchmark Civil/Environmental Engineering & Geology, PLLC

TurnKey Environmental Restoration, LLC

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From: Klier, Joshua J (DEC) <Joshuah.Klier@dec.ny.gov>

Sent: Monday, December 12, 2022 11:44 AM

To: Rick L. Dubisz <RDubisz@bm-tk.com>

Cc: Nick A. Suraci <NSuraci@bm-tk.com>; Tom H. Forbes <TForbes@bm-tk.com>; trickard@donohoemgmt.com; MannyHer@donohoemgmt.com; cschaeffer@donohoemgmt.com

Subject: RE: Former Brainerd Manufacturing Site

Thanks for the heads up Rick.

What time is the work starting Wednesday?

--

Joshuah J. Klier, G.I.T., M.S.

Assistant Geologist | Project Manager | Licensed Asbestos Inspector (NYS #21-15869)

New York State Department of Environmental Conservation

Division of Environmental Remediation – Region 8

6274 East Avon-Lima Road, Avon, NY, 14414

P: (585) 226-5357 | F: (585) 226-8139 | joshuah.klier@dec.ny.gov



From: Rick L. Dubisz <RDubisz@bm-tk.com>

Sent: Monday, December 12, 2022 11:30 AM

To: Klier, Joshua J (DEC) <Joshuah.Klier@dec.ny.gov>

Cc: Nick A. Suraci <NSuraci@bm-tk.com>; Tom H. Forbes <TForbes@bm-tk.com>; trickard@donohoemgmt.com; MannyHer@donohoemgmt.com; cschaeffer@donohoemgmt.com

Subject: FW: Former Brainerd Manufacturing Site

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Josh,

Looks like this Wednesday (12/14) will be the start date for the elevator shaft construction at the Former Brainerd Site in East Rochester.

I copied Nick Suraci from our office on this email. He will be the onsite QEP during the soil excavation activities.

Please contact us if you have any questions.

Best Regards,

Rick

Rick Dubisz

Senior Project Scientist

rdubisz@bm-tk.com

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From: Rick L. Dubisz

Sent: Tuesday, December 06, 2022 3:21 PM

To: 'Klier, Joshua J (DEC)' <Joshuah.Klier@dec.ny.gov>

Cc: trickard@donohoemgmt.com; MannyHer@donohoemgmt.com; Tom H. Forbes <TForbes@bm-tk.com>; cschaeffer@donohoemgmt.com; Morgan, Adam T (DEC) <Adam.Morgan@dec.ny.gov>; Pratt, David (DEC) <david.pratt@dec.ny.gov>

Subject: RE: Former Brainerd Manufacturing Site

Thanks Josh. Appreciate it.

Rick

Rick Dubisz

Senior Project Scientist

rdubisz@bm-tk.com

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From: Klier, Joshua J (DEC) <Joshuah.Klier@dec.ny.gov>
Sent: Tuesday, December 06, 2022 3:18 PM
To: Rick L. Dubisz <RDubisz@bm-tk.com>
Cc: trickard@donohoemgmt.com; MannyHer@donohoemgmt.com; Tom H. Forbes <TForbes@bm-tk.com>; cschaeffer@donohoemgmt.com; Morgan, Adam T (DEC) <Adam.Morgan@dec.ny.gov>; Pratt, David (DEC) <david.pratt@dec.ny.gov>
Subject: RE: Former Brainerd Manufacturing Site

Rick,

The Department has reviewed the request dated 12/06/2022 to import 50-100 cubic yards of fill material from Rochester Gravel Products. Based on the information provided, the request is hereby approved.

Please note that the form you utilized has recently become out-of-date. The guidance has been updated to note whether less than 10% of material will pass the 10 sieve. I understand from those above me that the guidance is still being tweaked and additional renditions of this document will likely be following.

Cheers,

--

Joshuah J. Klier, G.I.T., M.S.

Assistant Geologist | Project Manager | Licensed Asbestos Inspector (NYS #21-15869)

New York State Department of Environmental Conservation

Division of Environmental Remediation – Region 8

6274 East Avon-Lima Road, Avon, NY, 14414

P: (585) 226-5357 | F: (585) 226-8139 | joshuah.klier@dec.ny.gov



From: Rick L. Dubisz <RDubisz@bm-tk.com>
Sent: Tuesday, December 6, 2022 2:21 PM
To: Klier, Joshua J (DEC) <Joshuah.Klier@dec.ny.gov>
Cc: trickard@donohoemgmt.com; MannyHer@donohoemgmt.com; Tom H. Forbes <TForbes@bm-tk.com>; cschaeffer@donohoemgmt.com
Subject: Former Brainerd Manufacturing Site

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Good Afternoon Josh,

Attached is an import material request form for washed #1 & #2 stone to be used in the construction of the elevator shaft at the Former Brainerd Manufacturing Site in East Rochester, NY Site No. V00519-8.

Please contact us if you request any additional information.

Thank You,
Rick

Rick Dubisz
Senior Project Scientist
rdubisz@bm-tk.com

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Benchmark Civil/ Environmental Engineering & Geology, PLLC
www.benchmarkturnkey.com
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January 13, 2023

Mr. Henry Wilkie
New York State Department of Environmental Conservation
Department of Environmental Remediation
625 Broadway
Albany, NY 12233-7015

**Re: Former Brainerd Manufacturing Facility NYSDEC Site #V00519-8
“Contained-In” Determination Request**

Dear Mr. Wilkie:

On behalf of our client, Donohoe Management, LLC. (Donohoe), Benchmark Civil/Environmental Engineering & Geology, PLLC (Benchmark), has prepared this letter to request a determination from the New York State Department of Environmental Conservation (NYSDEC or Department) that soils generated during excavation for a new elevator shaft within the basement of the building at the Former Brainerd Manufacturing Facility (NYSDEC Site # V00519-8) located in East Rochester, New York (see Figure 1) do not require management as a hazardous waste under the “contained-in” criteria established by Technical and Guidance Memorandum (TAGM) 3028.

Background

Despatch Industries, Inc. entered into Voluntary Cleanup Agreement (VCA) Site # V00519-8 with the New York State Department of Environmental Conservation (NYSDEC) in February 2002, to investigate and remediate a 3.3-acre property consisting of two parcels located in East Rochester, Monroe County, New York. The property, which was impacted by chlorinated solvents from historic parts degreasing operations was remediated to restricted commercial use. The Final Engineering Report (FER) and Site Management Plan (SMP) for the Site were approved by the NYSDEC in December 2013. On March 18, 2016, 107/115 North Washington Street, LLC purchased the Site from Despatch. The building was remodeled by 107/115 North Washington Street, LLC in 2020, and is currently managed by Donohoe as a self-storage building; consistent with Institutional Control land-use restrictions. In November 2022, Donohoe informed Benchmark that they were preparing for interior renovation to the building which includes an elevator and elevator shaft within the building

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basement. The construction work was to occur in a portion of the building which is upgradient of the Site historical soil/fill impacts (See Figure 2). On behalf of Donohoe, Benchmark prepared and submitted a letter of notification to NYSDEC Region 8 Site Representatives Mr. Todd Caffoe and Mr. Joshua Klier to describe the anticipated soil excavation and disposal activities. The letter was approved by the Department on December 2, 2022. A copy of the letter of notification is provided as Attachment 1 to this letter.

Excavation Activities

The soil excavation activities for the construction of the elevator shaft were performed by Donohoe in December 2022. Benchmark provided a Qualified Environmental Professional (QEP), who was onsite to implement soil screening methods during all excavation activities as per the NYSDEC approved SMP and Excavation Work Plan (EWP) for the Site. A Photoionization Detector (PID) was used to screen soil for any impacts. No PID readings were detected in any of the soils during the excavation. The excavated soil was placed in four (4) 25-yard roll-off containers and staged outside of the building, with approximately 10 cubic yards of soil staged on and covered with poly-sheeting adjacent to the roll-off containers.

Soil Sampling and Analytical Results

Benchmark collected a sample of the excavated soil material on December 12, 2022. The samples were analyzed for Target Compound List (TCL) VOCs, polychlorinated biphenyls (PCBs), toxic characteristic leaching procedure TCLP metals, and ignitability. A second sample was collected on January 11, 2023 and analyzed for TCLP VOCs. The results of the samples are summarized in Table 1. The laboratory analytical data package for the samples is provided as Attachment 2 of this letter.

Discussion of Analytical Results and Contained-In Determination Request

The analytical data as summarized in Table 1 indicates that concentrations of VOCs in the soil compared to NYSDEC TAGM 3028 “Contained-In” Criteria for Environmental Media are well below their corresponding soil action levels (SALs). Also, the waste characterization (i.e., TCLP) sampling indicates that the soil generated during the excavation activities for the elevator shaft construction does not meet the criteria of a characteristically hazardous waste. As such, we are requesting that this soil be disposed off-site at a commercial solid waste landfill facility as non-hazardous waste. Specifically, Donohoe as contracted with Waste Management, Inc to transport the soil to the High Acres Landfill in Fairport, New York

We are requesting a determination from the NYSDEC that the soil excavated does not require management as a hazardous waste. We respectfully request your expeditious review as Donohoe is eager to move the soil off-Site as to not delay their construction project.

We will make ourselves available if you have any questions or require additional information.

Sincerely,
Benchmark Civil/Environmental Engineering & Geology, PLLC





Thomas H. Forbes, P.E.
President

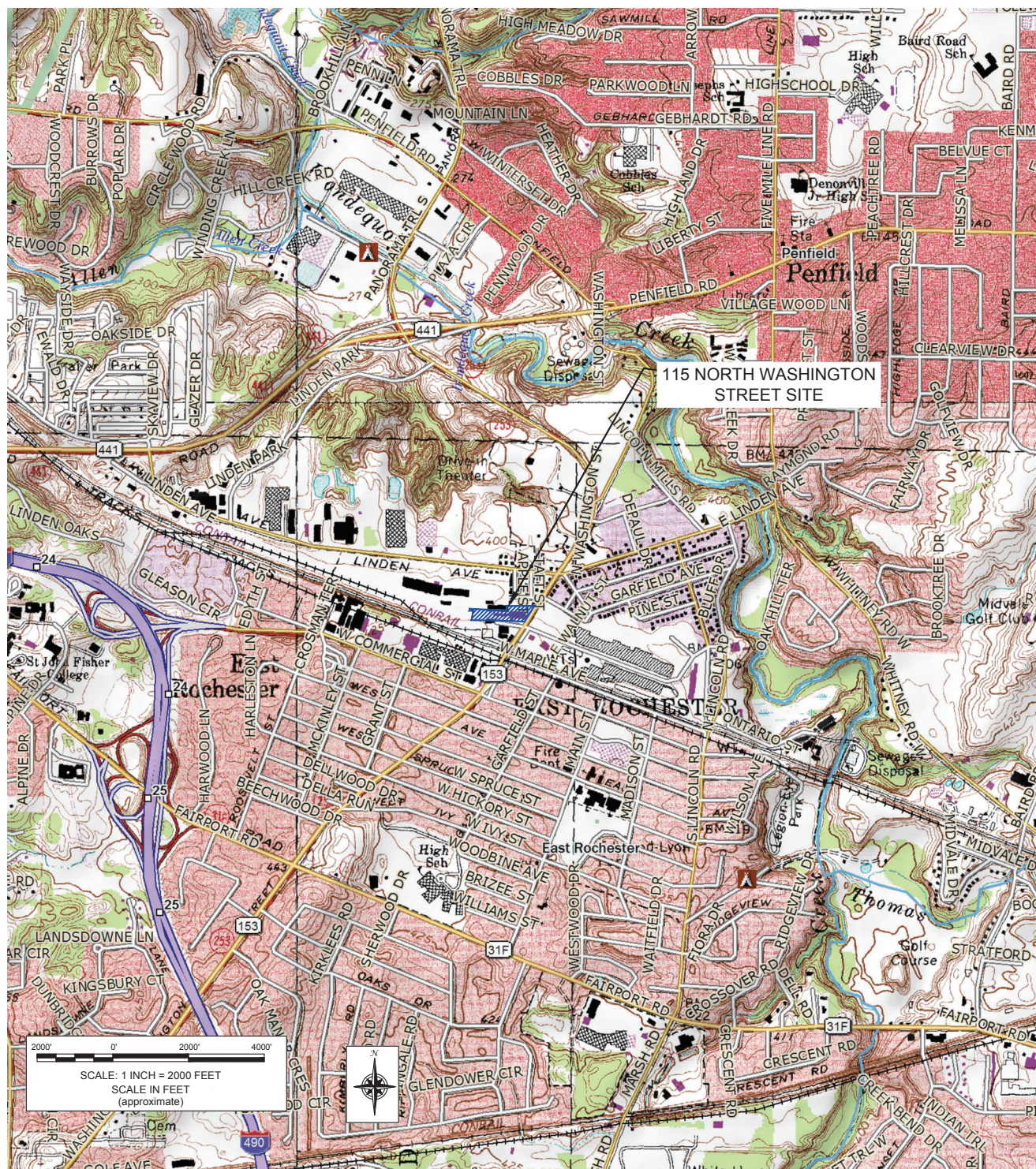


Rick Dubisz
Sr. Project Scientist

cc: Todd Rickard (Donohoe)
Manuel Hernandez Goitia (Donohoe)
Chris Schaeffer (Donohoe)

FIGURES

FIGURE 1



2558 HAMBURG TURNPIKE
SUITE 300
BUFFALO, NY 14218
(716) 856-0599

SITE LOCATION AND VICINITY MAP

PERIODIC REVIEW REPORT

FORMER BRAINERD MANUFACTURING FACILITY
EAST ROCHESTER, NEW YORK
NYSDEC SITE NO. V00519-8

PREPARED FOR

DESPATCH INDUSTRIES, INC.

PROJECT NO.: 0040-002-400

DATE: AUGUST 2016

DRAFTED BY: RFL

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F:\CAD\Benchmark\Despatch\PRR\2019\Figure 2: Site Plan.dwg, 3/8/2022 11:47:26 AM, DWG To PDF.pc

DATE: MARCH 2022
DRAFTED BY: REL/CCB



SITE PLAN (AERIAL)

PERIODIC REVIEW REPORT
FORMER BRAINERD MANUFACTURING FACILITY
EAST ROCHESTER, NEW YORK
NYSDEC SITE NO. V00519-8
PREPARED FOR
DESPATCH INDUSTRIES, INC.



2558 HAMBURG TURNPIKE, SUITE 300, BUFFALO, NY 14218,
(716) 856-0599

JOB NO.: 0040-002-400

FIGURE 2

DISCLAIMER: PROPERTY OF BENCHMARK CIVIL/ENVIRONMENTAL ENGINEERING & GEOLOGY, PLLC. IMPORTANT: THIS DRAWING PRINT IS LOANED FOR MUTUAL ASSISTANCE AND AS SUCH IS SUBJECT TO RECALL AT ANY TIME. INFORMATION CONTAINED HEREON IS NOT TO BE DISCLOSED OR REPRODUCED IN ANY FORM FOR THE BENEFIT OF PARTIES OTHER THAN NECESSARY SUBCONTRACTORS & SUPPLIERS WITHOUT THE WRITTEN CONSENT OF BENCHMARK ENVIRONMENTAL ENGINEERING & SCIENCE, PLLC.

TABLE

TABLE 1

**Soil Disposal Sample Summary
Elevator Shaft Construction**

**Former Brainerd Manufacturing Facility Site
East Rochester, New York**

Parameter ¹	Commercial SCOs ² (ppm)	SAL ³ (mg/kg)	TCLP ⁴	Waste Char Sample-1
<i>Volatile Organic Compounds (VOCs) - mg/kg</i>				
Tetrachloroethene	150	12	NA	7.1
Trichloroethene	200	58	NA	1.7
<i>TCLP Volatiles (mg/l)</i>				
Chloroform	-	-	6	ND
Carbon tetrachloride	-	-	0.5	ND
Tetrachloroethene	-	-	0.7	ND
Chlorobenzene	-	-	100	ND
1,2-Dichloroethane	-	-	0.5	ND
Benzene	-	-	0.5	ND
Vinyl chloride	-	-	0.2	ND
1,1-Dichloroethene	-	-	0.7	ND
Trichloroethene	-	-	0.5	ND
1,4-Dichlorobenzene	-	-	7.5	ND
2-Butanone (MEK)	-	-	200	ND
<i>Hazardous Waste Characteristics (units as shown)</i>				
Ignitability	NA	NA	NA	NI
<i>TCLP Metals (mg/l)</i>				
TCLP Arsenic	NA	NA	5	0.0239
TCLP Barium	NA	NA	100	0.284
Total PCBs (mk/kg)	1	10	NA	0.007

Notes:

1. Only those parameters detected at a minimum of one sample location are presented in this table; all other compounds were reported as non-detect.
2. Values per NYSDEC 6 NYCRR Part 375 Soil Cleanup Objectives (SCOs).
3. Values per NYSDEC TAGM 3028 "Contained-In" Criteria for Environmental Media. SAL = Soil/Sediment Action Level
4. Toxic characteristic leaching procedure regulatory criteria per 40 CFR Part 261. Only compared to Waste Profile samples

Definitions:

mg/kg = milligrams per kilogram

NA = not analyzed; -- no standard

ND = Parameter not detected above laboratory detection limit

SU = standard units

NI = Not Ignitable

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Materials Management, Bureau of Hazardous Waste and Radiation Management
625 Broadway, 9th Floor, Albany, New York 12233-7256
P: (518) 402-8651 | F: (518) 402-9024
www.dec.ny.gov

February 3, 2023

Sent via e-mail, no hard copy to follow

Mr. Rick Dubisz
Senior Project Scientist
TurnKey Environmental Restoration, LLC
Benchmark Civil/ Environmental Engineering & Geology, PLLC
2558 Hamburg Turnpike, Suite 300
Buffalo, NY 14218

Re: Former Brainerd Manufacturing Facility
NYSDEC Site #V00519-8
"Contained-In" Determination Request

Dear Mr. Dubisz:

The New York State Department of Environmental Conservation (The Department) has reviewed your letter submitted on January 13, 2023, via e-mail, for a "contained-in" determination for soils generated during excavation for a new elevator shaft within the basement of the building at the Former Brainerd Manufacturing Facility (NYSDEC Site # V00519-8) located in East Rochester, New York.

Evaluation

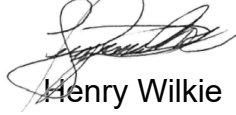
Concentrations (Lab Report ID: L2270460, L2301628 and L2304733) detected for individual volatile organic compounds (VOCs), metals and PCBs were all less than their current NYSDEC "contained in" soil and water action levels and Land Disposal Restriction concentrations. Most of the individual VOCs were not detected above the reporting limit. No hazardous constituents exhibited a hazardous waste characteristic by exceeding their TCLP regulatory level.

Concentrations (Lab Sample ID: L2270460-01, L2304733-01, L2304733-02, L2304733-03, L2304733-04 and L2304733-05) for acetone, tetrachloroethene, toluene and trichloroethene (TCE) were detected was significantly less than its current "contained-in" soil action levels and Land Disposal Restriction concentrations. Therefore, excavated soil, placed in four (4) 25-yard roll-off containers and a stockpile staged next to the roll-off containers, do not have to be managed as hazardous waste and can be

transported off-site to a High Acres Landfill in Fairport, New York able to accept this material as non-hazardous waste.

Should you have any questions regarding the content of this letter, please do not hesitate to contact me at (518) 402-9611 or email me at henry.wilkie@dec.ny.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Wilkie', written over the printed name.

Henry Wilkie
Assistant Environmental Engineer
RCRA Permitting Section

ec: J. Klier, DEC



Waste Management High Acres LF
425 Perinton Pkwy
Fairport, NY, 14450
Ph: (585) 223-6132

Reprint
Ticket# 1521174

Customer Name	WM-ROCHESTER WM-ROCHESTER	Carrier	WM WASTE MANAGEMENT
Ticket Date	02/21/2023	Vehicle#	413911
Payment Type	Credit Account	Container	
Manual Ticket#		Driver	
Hauling Ticket#		Check#	
Route		Billing #	0004738
State Waste Code		Gen EPA ID	
Manifest	745881	Grid	CELL 13A
Destination			
PO			
Profile	126158NY (Non Hazardous Soil/Fill)		
Generator	190-KERRYCONSTRUCTIONSERVICES KERRY CONSTRUCTION SERVICES (115 NORTH WASHING		

	Time	Scale	Operator	Inbound	Gross	
In	02/21/2023 10:32	A_Scale_1	Noah Teeter		Tare	68360 lb
Out	02/21/2023 11:18	B_Scale_2	Noah Teeter		Net	36040 lb
					Tons	32320 lb
						16.16

Comments

Product	LD%	Qty	UOM	Rate	Fee	Amount	Origin
1 Cont Soil RCG-Tons	100	16.16	Tons				MON

Total Fees
Total Ticket

Driver`s Signature_____



Waste Management High Acres LF
425 Perinton Pkwy
Fairport, NY, 14450
Ph: (585) 223-6132

Reprint
Ticket# 1521260

Customer Name	WM-ROCHESTER WM-ROCHESTER	Carrier	WM WASTE MANAGEMENT
Ticket Date	02/21/2023	Vehicle#	413911
Payment Type	Credit Account	Container	
Manual Ticket#		Driver	
Hauling Ticket#		Check#	
Route		Billing #	0004738
State Waste Code		Gen EPA ID	
Manifest	745879	Grid	CELL 13A
Destination			
PO			
Profile	126158NY (Non Hazardous Soil/Fill)		
Generator	190-KERRYCONSTRUCTIONSERVICES		KERRY CONSTRUCTION SERVICES (115 NORTH WASHING

	Time	Scale	Operator	Inbound	Gross	
In	02/21/2023 14:00	A_Scale_1	Noah Teeter		Tare	59760 lb
Out	02/21/2023 14:38	B_Scale_2	Noah Teeter		Net	35480 lb
					Tons	24280 lb
						12.14

Comments

Product	LD%	Qty	UOM	Rate	Fee	Amount	Origin
1 Cont Soil RCG-Tons	100	12.14	Tons				MON

Total Fees
Total Ticket

Driver`s Signature_____



Waste Management High Acres LF
425 Perinton Pkwy
Fairport, NY, 14450
Ph: (585) 223-6132

Reprint
Ticket# 1521147

Customer Name	WM-ROCHESTER WM-ROCHESTER	Carrier	WM WASTE MANAGEMENT
Ticket Date	02/21/2023	Vehicle#	413911
Payment Type	Credit Account	Container	
Manual Ticket#		Driver	
Hauling Ticket#		Check#	
Route		Billing #	0004738
State Waste Code		Gen EPA ID	
Manifest	745878	Grid	CELL 13A
Destination			
PO			
Profile	126158NY (Non Hazardous Soil/Fill)		
Generator	190-KERRYCONSTRUCTIONSERVICES		KERRY CONSTRUCTION SERVICES (115 NORTH WASHING

	Time	Scale	Operator	Inbound	Gross	
In	02/21/2023 09:10	A_Scale_1	Noah Teeter		Tare	62060 lb
Out	02/21/2023 09:49	B_Scale_2	Noah Teeter		Net	36920 lb
					Tons	25140 lb
						12.57

Comments

Product	LD%	Qty	UOM	Rate	Fee	Amount	Origin
1 Cont Soil RCG-Tons	100	12.57	Tons				MON

Total Fees
Total Ticket

Driver`s Signature_____



Waste Management High Acres LF
425 Perinton Pkwy
Fairport, NY, 14450
Ph: (585) 223-6132

Reprint
Ticket# 1521112

Customer Name	WM-ROCHESTER WM-ROCHESTER	Carrier	WM WASTE MANAGEMENT
Ticket Date	02/21/2023	Vehicle#	413911
Payment Type	Credit Account	Container	
Manual Ticket#		Driver	
Hauling Ticket#		Check#	
Route		Billing #	0004738
State Waste Code		Gen EPA ID	
Manifest	745877	Grid	CELL 13A
Destination			
PO			
Profile	126158NY (Non Hazardous Soil/Fill)		
Generator	190-KERRYCONSTRUCTIONSERVICES KERRY CONSTRUCTION SERVICES (115 NORTH WASHING		

	Time	Scale	Operator	Inbound	Gross	
In	02/21/2023 07:36	A_Scale_1	Noah Teeter		Tare	63540 lb
Out	02/21/2023 07:58	B_Scale_2	Noah Teeter		Net	36060 lb
					Tons	27480 lb
						13.74

Comments

Product	LD%	Qty	UOM	Rate	Fee	Amount	Origin
1 Cont Soil RCG-Tons	100	13.74	Tons				MON

Total Fees
Total Ticket

Driver`s Signature_____



Waste Management High Acres LF
425 Perinton Pkwy
Fairport, NY, 14450
Ph: (585) 223-6132

Reprint
Ticket# 1521295

Customer Name	WM-ROCHESTER WM-ROCHESTER	Carrier	WM WASTE MANAGEMENT
Ticket Date	02/22/2023	Vehicle#	413903
Payment Type	Credit Account	Container	
Manual Ticket#		Driver	
Hauling Ticket#		Check#	
Route		Billing #	0004738
State Waste Code		Gen EPA ID	
Manifest	745882	Grid	CELL 13A
Destination			
PO			
Profile	126158NY (Non Hazardous Soil/Fill)		
Generator	190-KERRYCONSTRUCTIONSERVICES		KERRY CONSTRUCTION SERVICES (115 NORTH WASHING

	Time	Scale	Operator	Inbound	Gross	
In	02/22/2023 07:31	A_Scale_1	LM Lic:605923		Tare	61900 lb
Out	02/22/2023 08:03	B_Scale_2	Noah Teeter		Net	37120 lb
					Tons	24780 lb
						12.39

Comments

Product	LD%	Qty	UOM	Rate	Fee	Amount	Origin
1 Cont Soil RCG-Tons	100	12.39	Tons				MON

Total Fees
Total Ticket

Driver`s Signature_____



Waste Management High Acres LF
425 Perinton Pkwy
Fairport, NY, 14450
Ph: (585) 223-6132

Reprint
Ticket# 1521236

Customer Name	WM-ROCHESTER WM-ROCHESTER	Carrier	WM WASTE MANAGEMENT
Ticket Date	02/21/2023	Vehicle#	413911
Payment Type	Credit Account	Container	
Manual Ticket#		Driver	
Hauling Ticket#		Check#	
Route		Billing #	0004738
State Waste Code		Gen EPA ID	
Manifest	745880	Grid	CELL 13A
Destination			
PO			
Profile	126158NY (Non Hazardous Soil/Fill)		
Generator	190-KERRYCONSTRUCTIONSERVICES KERRY CONSTRUCTION SERVICES (115 NORTH WASHING		

	Time	Scale	Operator	Inbound	Gross	
In	02/21/2023 12:50	A_Scale_1	Noah Teeter		Tare	61100 lb
Out	02/21/2023 13:16	B_Scale_2	Noah Teeter		Net	35640 lb
					Tons	25460 lb
						12.73

Comments

Product	LD%	Qty	UOM	Rate	Fee	Amount	Origin
1 Cont Soil RCG-Tons	100	12.73	Tons				MON

Total Fees
Total Ticket

Driver`s Signature_____

2022-2025 PERIODIC REVIEW REPORT
Former Brainerd Manufacturing Facility Site
(Voluntary Cleanup Site No. V00519-8)
East Rochester, New York

APPENDIX E

Corrective Measures Work Plan & Summary Report
(SSD Manometer Relocation)

July 29, 2025

Mr. James Mazzeo
Environmental Engineering Technician
NYSDEC Region 8
Div of Environmental Remediation
6274 East Avon-Lima Road
Avon, NY 14414

Re: Corrective Measures Work Plan
2022-2025 Periodic Review Report
Former Brainerd Manufacturing Site
NYSDEC Site No. V00519-8

Dear Mr. Mazzeo:

On behalf of our client, Despatch Industries (Despatch), Roux Environmental Engineering & Geology, D.P.C (Roux) has prepared this Corrective Measures Work Plan to address concerns regarding inaccessible active subslab depressurization system (ASD) manometers per the Department's July 1st, 2025 correspondence regarding the 2022-2025 Periodic Review Report (PRR) for the Former Brainerd Manufacturing Site. Specifically, the Department noted that two of six manometers were inaccessible during the 12/20/2022 inspection, and three of six manometers were inaccessible during the 12/3/2024 inspection, requiring corrective actions.

Corrective Measures Approach

The inaccessible manometers (gauges 2, 3 and 6) are located within locked, rented storage units which cannot be accessed by building management personnel. Accordingly, Roux personnel performed a site reconnaissance on July 15th, 2025 to assess the feasibility of installing redundant manometers on the same ASD manifold lines as the originals in accessible locations outside of storage units. Based upon the inspection, suitable locations were identified. Attached to this Work Plan is a figure with current manometer locations, and the proposed locations of the new manometers.

The new manometers will be RadonAway Model 50017 or equivalent devices capable of measuring 0-4.5" of water column. The manifold piping will be tapped with a barbed fitting suitable for manufacturer-recommended tubing, which will run from the fitting to the right leg of the manometer. The manometers will be mounted vertically and level on accessible interior wall locations proximate to the taps and labeled #2R, #3R and #6R, corresponding to replacement vacuum measurement points for the original locations. An initial round of measurements will be recorded to confirm vacuum readings consistent with the original installation.

A revised PRR will be prepared following the corrective measures implementation that will summarize the work and will update the Site Plan to show the new manometer locations. The PRR will also address other comments issued by the Department in its July 1st, 2025 correspondence.

Schedule

Roux anticipates that the work can be completed and a revised PRR submitted within 6 weeks of Department approval assuming the current building owner allows for timely access to perform the work.

Please contact us if you have any questions or concerns.

Sincerely,

ROUX ENVIRONMENTAL ENGINEERING AND GEOLOGY, D.P.C.

A handwritten signature in blue ink, appearing to read "Thomas Forbes", is positioned above the printed name and title.

Thomas H. Forbes, P.E.
Vice President, Principal Engineer, Co-Operations Manager

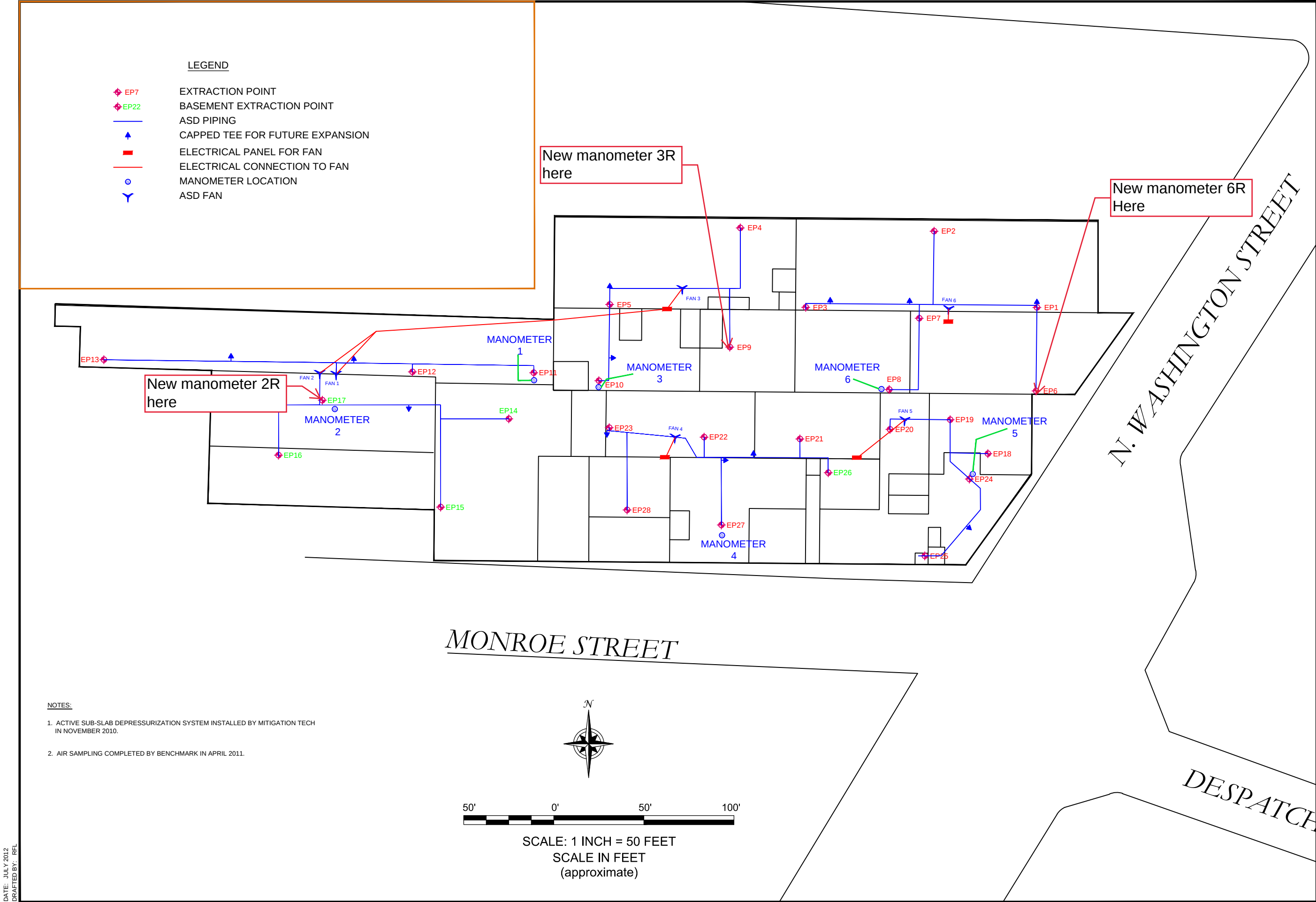
Att.

ec: Alan Shaffer (Despatch)
 Lori Riker (Roux)
 Nick Suraci (Roux)
 Rick Dubisz, (Roux)

Figure

Proposed Manometer Gauge Relocations

F:\CAD\Benchmark\Despatch2012 FERFIGURE 6, AS BUILT ASD REMEDIATION SYSTEM RFL.dwg



October 8, 2025

Mr. James Mazzeo
Environmental Engineering Technician
New York State Department of Environmental Conservation
Division of Environmental Remediation
6274 East Avon-Lima Road, Avon, NY 14414

Re: **Corrective Measures Summary Report
Former Brainerd Manufacturing Facility
East Rochester, New York**

Dear Mr. Mazzeo:

In accordance with the NYSDEC-approved July 2025 Corrective Measures Work Plan, Roux installed redundant manometers in accessible areas of the subject Site building. Nicholas Suraci of Roux Environmental Engineering and Geology, D.P.C completed the work on August 26, 2025. The redundant manometers were installed at the locations identified in the Corrective Measures Work Plan (see Figure 1) and will serve as replacement vacuum monitoring locations for manometers that were rendered inaccessible due to building redevelopment by the current owner. Following installation of the new manometers, a full set of readings was collected as documented below:

Manometer 1	1.2 in w.c.
Manometer 2R	3.5 in w.c.
Manometer 3R	2.3 in w.c.
Manometer 4	0.7 in w.c.
Manometer 5	2.8 in w.c.
Manometer 6R	1.5 in w.c.

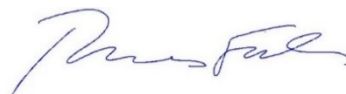
As indicated, vacuum readings indicate the system is performing properly. Please contact us if you have any questions or require additional information.

Sincerely,

ROUX ENVIRONMENTAL ENGINEERING AND GEOLOGY, D.P.C.



Nicholas Suraci
Project Scientist



Thomas H. Forbes, P.E.
VP / Principal Engineer / Co-Operations Manager

C: A. Shaffer
W. Lippman

