



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



Site No. C828137	Site Details	Box 1
Site Name Monoco Oil Site		
Site Address: 75 Monroe Avenue	Zip Code: 14534	
City/Town: Pittsford		
County: Monroe		
Site Acreage: 7.4		
Reporting Period: December 06, 2016 to April 06, 2018 March 30, 2019 April 10, 2020		
		YES NO
1. Is the information above correct?		<input checked="" type="checkbox"/> <input type="checkbox"/>
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?		<input type="checkbox"/> <input checked="" type="checkbox"/>
3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?		<input type="checkbox"/> <input checked="" type="checkbox"/>
4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?		<input type="checkbox"/> <input checked="" type="checkbox"/>
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?		<input type="checkbox"/> <input checked="" type="checkbox"/>

	Box 2
	YES NO
6. Is the current site use consistent with the use(s) listed below? Restricted-Residential, Commercial, and Industrial	<input checked="" type="checkbox"/> I
7. Are all ICs/ECs in place and functioning as designed?	<input checked="" type="checkbox"/> I

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

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

Signature of Owner, Remedial Party or Designated Representative

Date

Box 2A

YES NO

8. Has any new information revealed that assumptions made in the Qualitative Exposure Assessment regarding offsite contamination are no longer valid? 7 X

If you answered YES to question 8, include documentation or evidence that documentation has been previously submitted with this certification form.

9. Are the assumptions in the Qualitative Exposure Assessment still valid? X J
(The Qualitative Exposure Assessment must be certified every five years)

If you answered NO to question 9, the Periodic Review Report must include an updated Qualitative Exposure Assessment based on the new assumptions.

SITE NO. C828137

Box 3**Description of Institutional Controls**ParcelOwner

Pittsford Canalside Properties LLC

Institutional Control

Ground Water Use Restriction
Soil Management Plan
Landuse Restriction
Site Management Plan
IC/EC Plan

Monitoring Plan

Imposition of an institutional control in the form of an environmental easement and a Site Management Plan, as described below, will be required. The remedy will achieve a Track 4 restricted residential cleanup at a minimum and will include imposition of a site cover, the product monitoring trench, an environmental easement, and site management plan.

a) Institutional Control

Imposition of an institutional control in the form of an environmental easement for the controlled property which will:

- A.) require the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
B.) allow the use and development of the controlled property for restricted residential use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
C.) restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or County DOH; and
D.) require compliance with the Department approved Site Management Plan.

Box 4**Description of Engineering Controls**ParcelEngineering ControlCover System

A site cover will be required to allow for restricted residential use of the site. The cover will consist either of the structures such as buildings, pavement, sidewalks comprising the site development or a soil cover in areas where the upper two feet of exposed surface soil will exceed the applicable soil cleanup objectives (SCOs). Where the soil cover is required it will be a minimum of two feet of soil placed, with the upper six inches of soil of sufficient quality to maintain a vegetative layer. Soil cover material, including any fill material brought to the site, will meet the SCOs for cover material as set forth in 6 NYCRR Part 375-6.7(d).

The product monitoring trench will be monitored for non-aqueous phase liquid (NAPL) on a schedule as specified in the Site Management Plan. NAPL accumulation within the product monitoring trench will be removed from the trench as specified in the Site Management Plan. The product monitoring trench cannot be altered or removed without written consent from the NYSDOH and NYSDOH. Product monitoring data and inspection records will be provided in the periodic review report submittals as specified in the Site Management Plan.

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 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. If this site has an IC/EC Plan (or equivalent as required in the Decision Document), for each Institutional or Engineering control listed in Boxes 3 and/or 4, I certify by checking "YES" below that all of the following statements are true:

(a) the Institutional Control and/or 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. C828137

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 Steve DiMarzo at Pittsford Canalside Properties LLC
print name print business address

am certifying as Owner/member (Owner or Remedial Party)

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

Steven M DiMarzo
Signature of Owner, Remedial Party, or Designated Representative
Rendering Certification

12/18/2020
Date

IC/EC CERTIFICATIONS

Box 7

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

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



A handwritten signature in dark ink, appearing to read "Jared Pristach", written over a horizontal line.

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

Stamp
(Required for PE)

12/18/20
Date



December 21, 2020

Charlotte Theobald
NYSDEC Region 8
6274 East Avon-Lima Road
Avon, New York 14414

Re: 2020 Periodic Review Report
Former Monoco Oil - NYSDEC BCP Site No. C828137
75 Monroe Avenue, Pittsford, New York
LaBella Project No. 2171426

Dear Ms. Theobald,

LaBella Associates, D.P.C. ("LaBella") is pleased to submit this Periodic Review Report (PRR) for the Former Monoco Oil Site located at 75 Monroe Avenue in Pittsford, New York (herein after referred to as "the Site"). The Site is enrolled in the New York State Department of Environmental Conservation's (NYSDEC's) Brownfield Cleanup Program (BCP), NYSDEC Site No. C828137. The Site location can be found in Figure 1 attached to this report.

LaBella was retained by Pittsford Canalside Properties to assist in the monitoring and reporting requirements associated with the Site Management Plan (SMP) for the Site. In accordance with the requirements in the SMP and NYSDEC DER-10 Technical Guidance for Site Investigation and Remediation dated May 2010, and the guidelines provided by NYSDEC, an annual inspection was conducted of all remedial components installed at the Site. The site-wide inspection was performed on April 10, 2020 and was submitted to the NYSDEC and New York State Department of Health (NYSDOH) on April 10, 2020. The results of the annual inspection are summarized below. Note that this PRR certification period is between March 30, 2019 and April 10, 2020.

Institutional Controls

The site-wide inspection determined that Institutional Controls have been complied with during the 2019-2020 certification period including compliance with the required monitoring and reporting procedures outlined in the SMP, dated November 2016. Groundwater is not being used and there were no apparent ground disturbances.

There were no buildings present or being constructed on the Site during the certification period.

The Annual Inspection Report can be found in Appendix 1 of this report. Photographs taken during the Site inspection are included in the Annual Inspection Report.

Engineering Controls

Engineering controls currently in place at the Site are the cover system and the product monitoring trench. As described in the Annual Inspection Report (Appendix 1), the cover system is intact, vegetated and does not appear to have been disturbed during the certification period. The product monitoring trench also appears to be functioning properly.



Monitoring

Per the SMP, quarterly monitoring of the product monitoring trench was completed for one year following issuance of the Certificate of Completion in December 2016. Quarterly monitoring reports were submitted to the NYSDEC under separate cover. The latest quarterly monitoring report was submitted on May 1, 2018. Based on the lack of product observed in the trench during the monitoring period, at that time LaBella requested on behalf of Pittsford Canalside Properties to reduce the monitoring frequency from quarterly to annually. Based on that schedule, the last monitoring event was completed in April 2020. Product was not observed in the product monitoring trench at that time.

The Annual Inspection Report included in Appendix 1 includes the product monitoring trench data.

Site Records

All pertinent Site Records are complete and up to date and on file at the project's document repository.

General Site Assessment

The Site use appears generally unchanged since the Certificate of Completion was issued in December 2016 until the end of this certification period (April 10, 2020).

No new conclusions regarding site contamination were made based on observations during the Site inspection. No recommendations are made regarding necessary changes to the remedy and/or monitoring plan.

If you have any questions, or require additional information, please do not hesitate to contact me at (585) 402-7004.

Sincerely,

LABELLA ASSOCIATES, P.C.

A handwritten signature in black ink, appearing to read 'Jared Pristach', with a long horizontal flourish extending to the right.

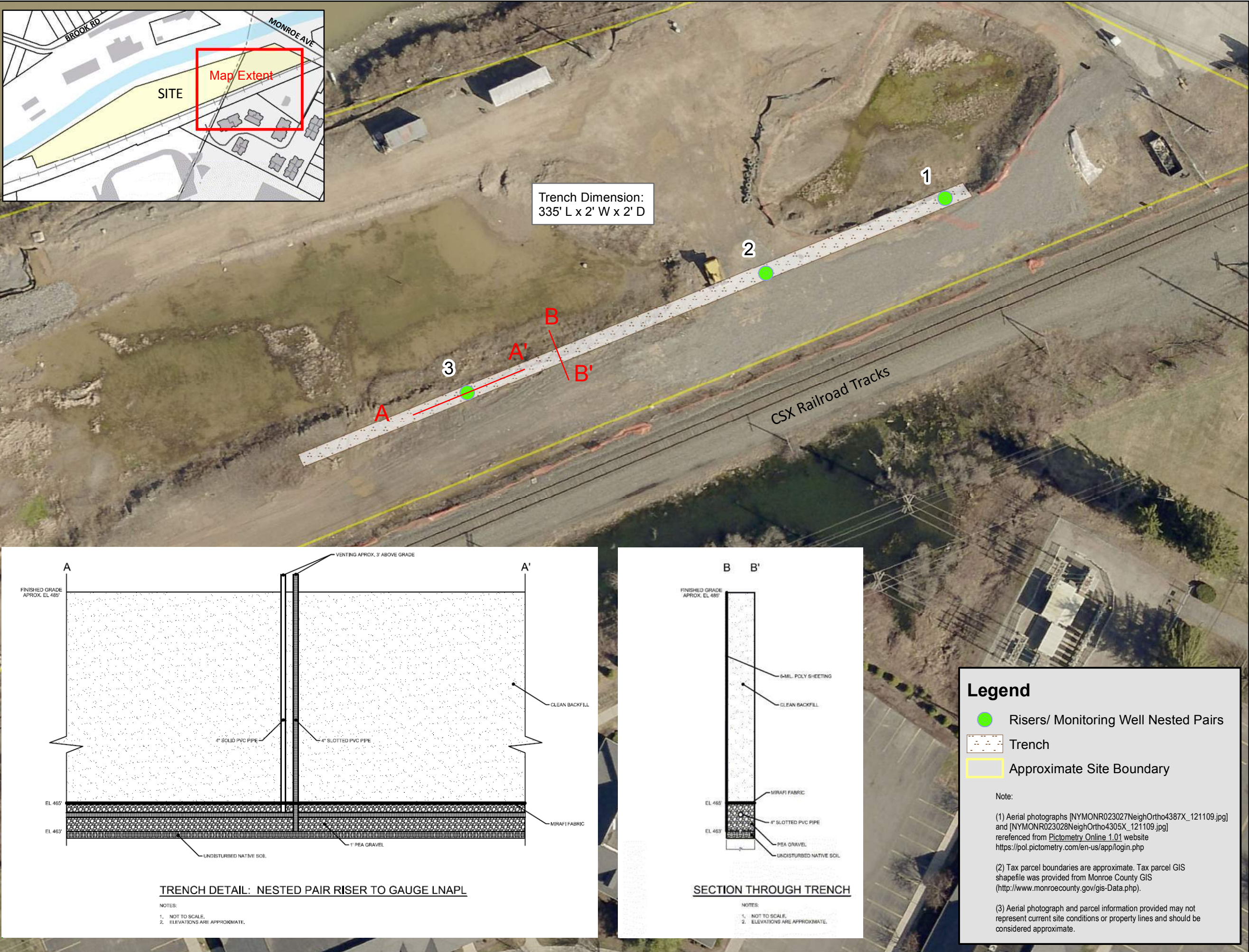
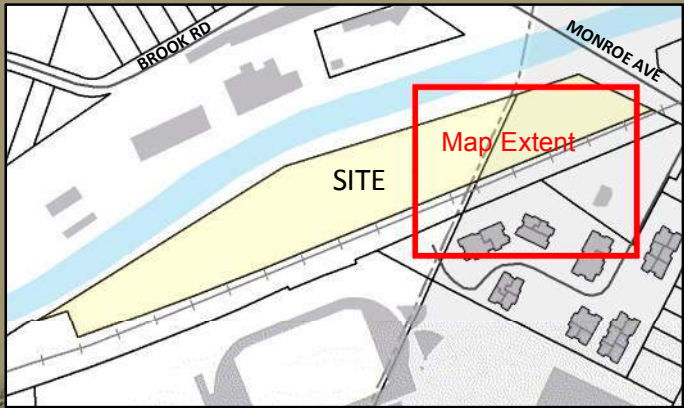
Jared Pristach, P.E.
Project Engineer



Figures

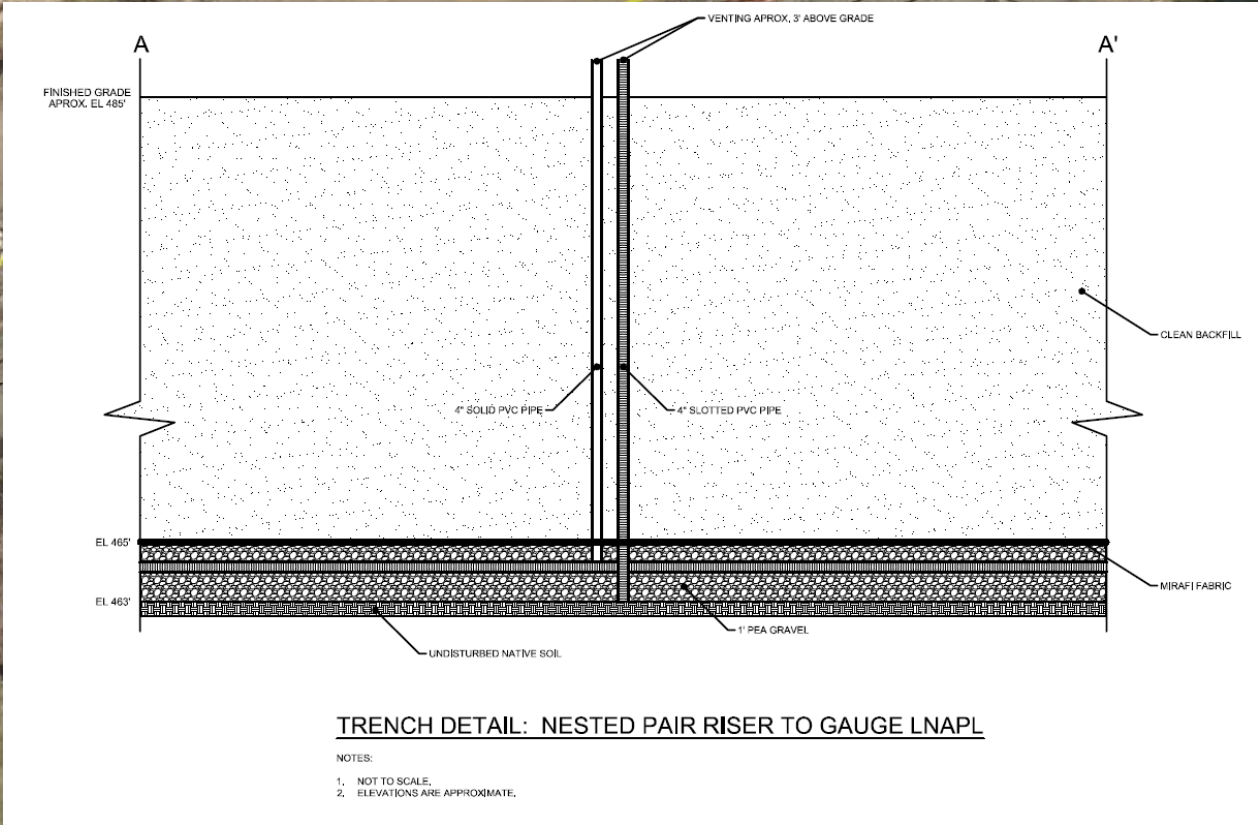
Figure 1 – Site Location Map





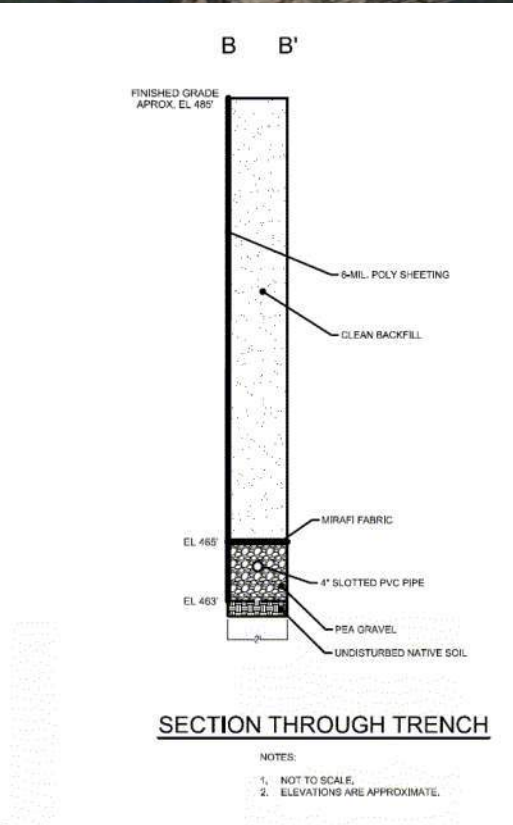
Trench Dimension:
335' L x 2' W x 2' D

CSX Railroad Tracks



TRENCH DETAIL: NESTED PAIR RISER TO GAUGE LNAPL

NOTES:
1. NOT TO SCALE.
2. ELEVATIONS ARE APPROXIMATE.



SECTION THROUGH TRENCH

NOTES:
1. NOT TO SCALE.
2. ELEVATIONS ARE APPROXIMATE.

Legend

- Risers/ Monitoring Well Nested Pairs
- Trench
- Approximate Site Boundary

Note:

(1) Aerial photographs [NYMONR023027NeighOrtho4387X_121109.jpg] and [NYMONR023028NeighOrtho4305X_121109.jpg] referenced from Pictometry Online 1.01 website <https://pol.pictometry.com/en-us/app/login.php>

(2) Tax parcel boundaries are approximate. Tax parcel GIS shapefile was provided from Monroe County GIS (<http://www.monroecounty.gov/gis-Data.php>).

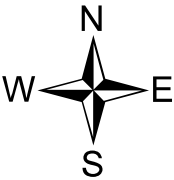
(3) Aerial photograph and parcel information provided may not represent current site conditions or property lines and should be considered approximate.

ANNUAL SITE INSPECTION

Former Monoco Oil
BCP Site #C828137

75 Monroe Avenue
Pittsford, New York

PRODUCT MONITORING TRENCH



1 inch = 45 feet

Appendix 1

2020 Annual Inspection Report





April 10, 2020

Charlotte Theobald
DEC Region 8 – Avon Office
6274 East Avon-Lima Road
Avon, New York 14414-9516

**RE: 2020 Annual Site Inspection Report
Former Monoco Oil – NYSDEC Site No. C828137
75 Monroe Avenue, Pittsford, New York
LaBella Project No: 2171426**

Dear Ms. Theobald,

The annual site inspection of the Former Monoco Oil Site (herein after referred to as “the Site”) was conducted on April 10, 2020 to examine the integrity of the general site conditions and the cover system installed on the Site. This inspection was completed using the steps outlined in Section 7.1 of the Site Management Plan prepared for Pittsford Canalside Properties in August 2016 and approved by the NYSDEC.

The Site remains in the same condition as when the NYSDEC issued a Certificate of Completion for the Site in December 2016. The Site is undeveloped, with grass and large weeds growing throughout the Site (Photos 1-4c). The pile of scrap metal, observed on March 29, 2019 on the southwestern-most portion of the Site, was not observed during the April 10, 2020 annual site inspection. The cover system remains undisturbed, with no evidence of excavation or other disturbance into the cover system. The risers and monitoring wells for the Site’s product monitoring trench remain in good condition (Photo 3a – 4c).

As indicated in the attached inspection form, gauging of the product monitoring trench did not identify non-aqueous phase liquid (NAPL). The product monitoring was completed using the steps outlined in Section 4.3.1 of the Site Management Plan prepared for Pittsford Canalside Properties in August 2016 and approved by the NYSDEC.

Note that each of the three (3) monitoring locations includes a slotted piezometer and a solid riser. The slotted piezometer extends into the pea stone of the trench while the solid riser is connected to the horizontal, slotted piping within the trench (see Attachment 2). The primary purpose of the piezometer is to assess for NAPL while the primary purpose of the solid riser is for NAPL extraction, if needed. However, both features were gauged in each location as part of this inspection to provide a comprehensive assessment.

NAPL monitoring in the product monitoring wells was conducted using an oil-water interface probe. Groundwater was observed in all three (3) monitoring wells. The following table summarizes the findings of the current and past product monitoring trench monitoring events:

Monitoring Event Date	Findings
June 7, 2017	NAPL not observed
September 11, 2017	NAPL not observed
December 11, 2017	NAPL not observed
April 23, 2018	NAPL not observed
March 29, 2019	NAPL not observed
April 10, 2020 (current)	NAPL not observed

The product monitoring measurements are included on Attachment 1. Figure A depicts the locations of the product monitoring wells.

Respectfully submitted,

ABELLA ASSOCIATES, D.P.C.



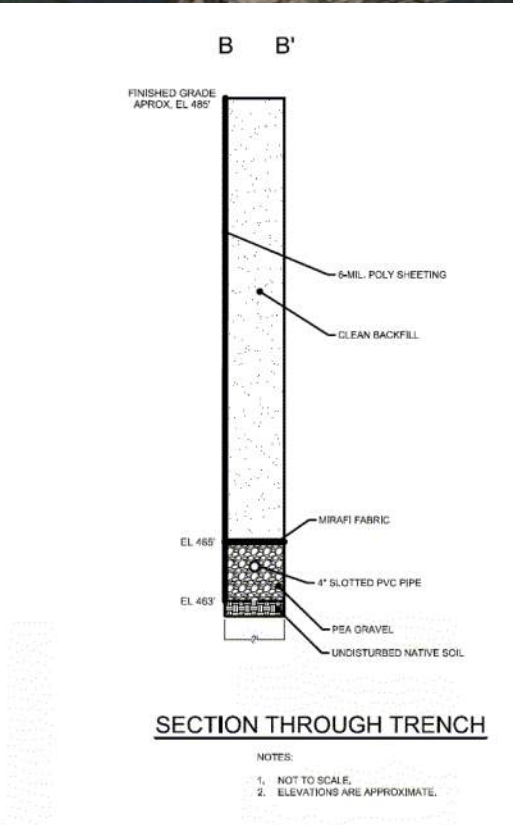
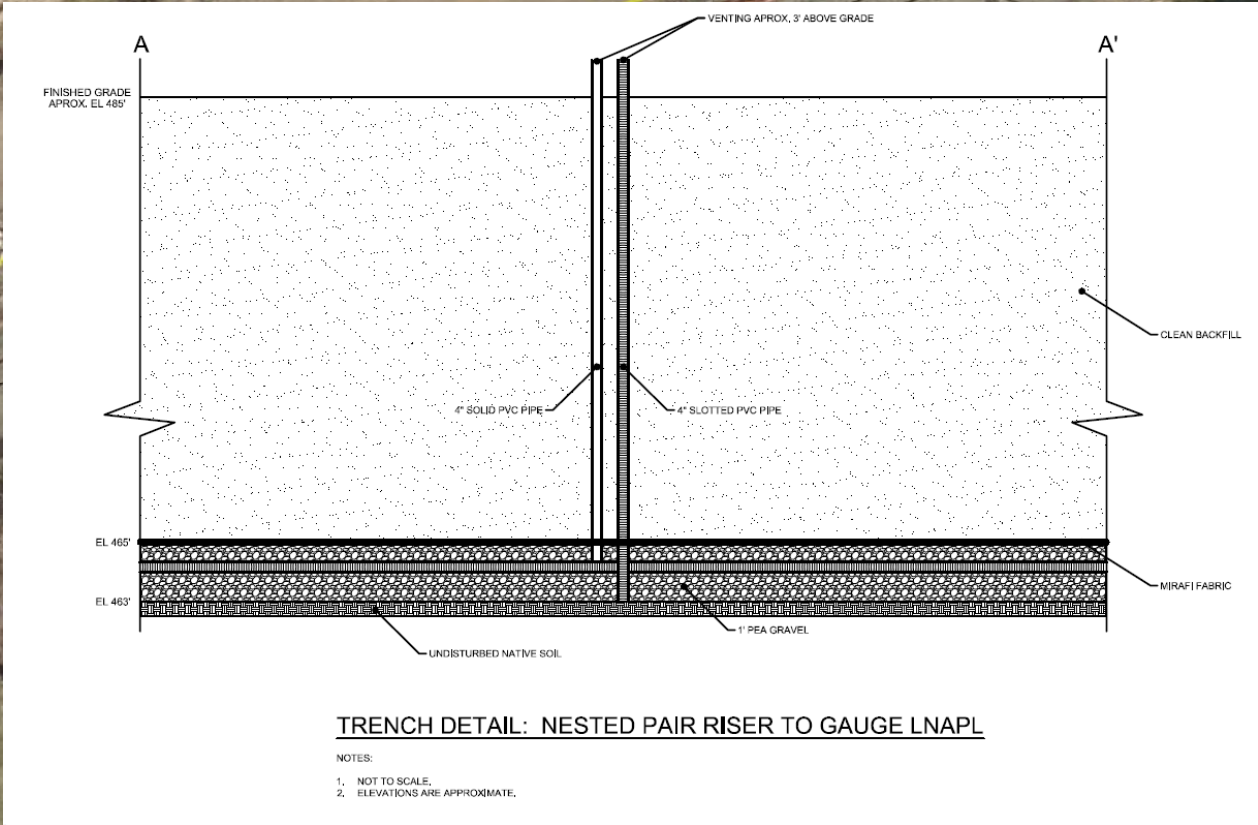
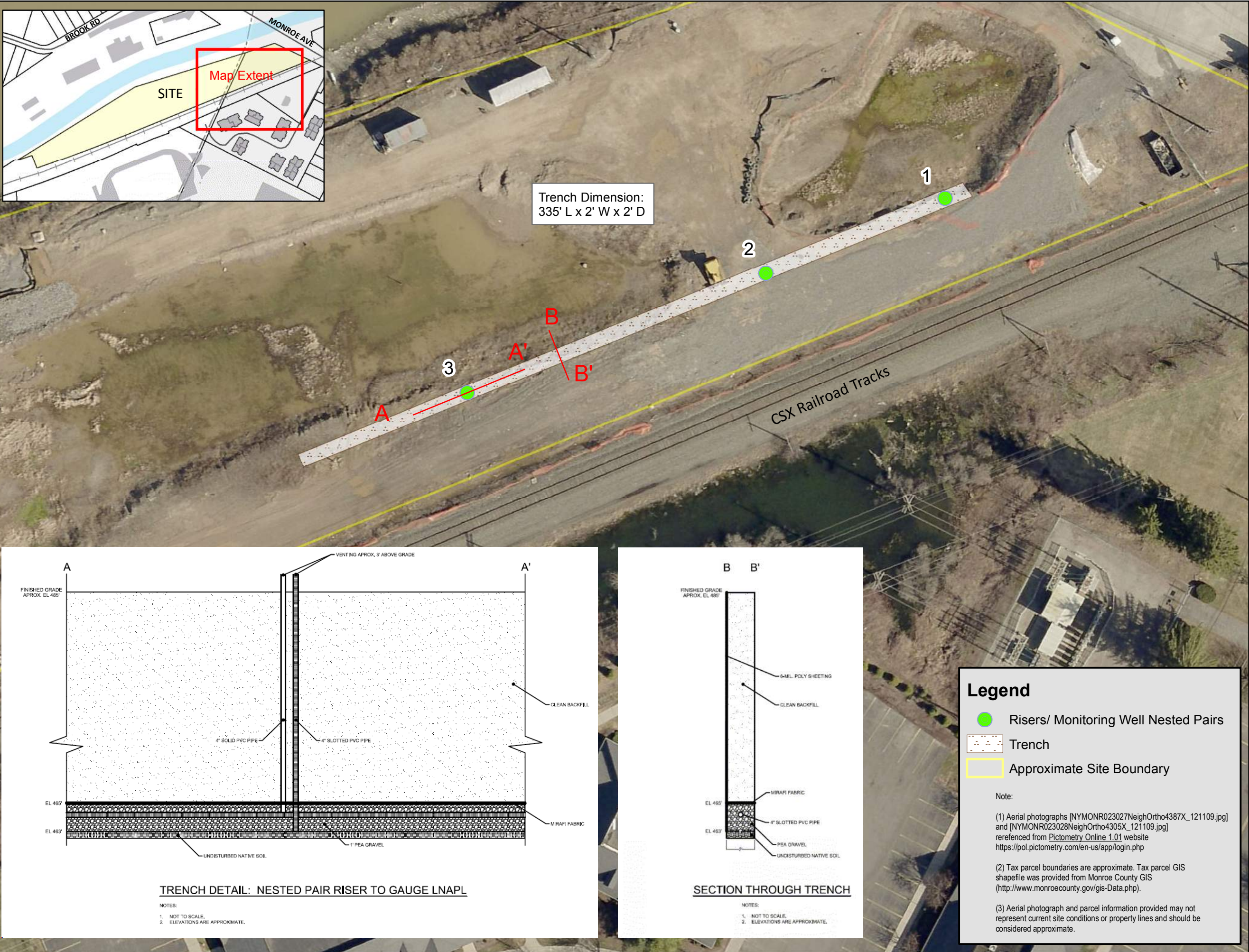
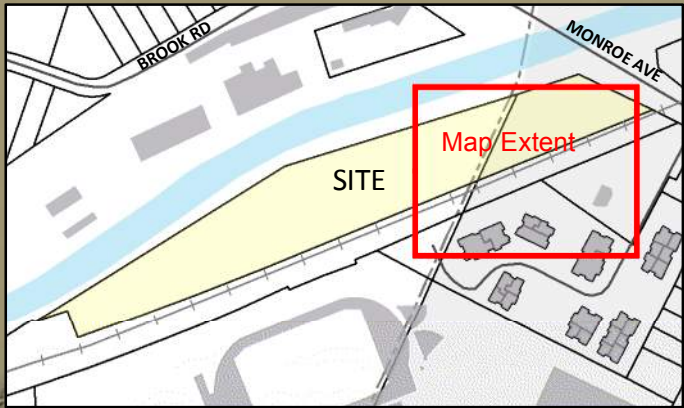
Jennifer Gillen, PG
Project Manager

Attachments:

Figure A: Product Monitoring Trench
Attachment 1: Annual Site-Wide Inspection Form
Attachment 2: Photos from site inspection

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ATTACHMENT 1



Legend

- Risers/ Monitoring Well Nested Pairs
- Trench
- Approximate Site Boundary

Note:

(1) Aerial photographs [NYMONR023027NeighOrtho4387X_121109.jpg] and [NYMONR023028NeighOrtho4305X_121109.jpg] referenced from Pictometry Online 1.01 website <https://pol.pictometry.com/en-us/app/login.php>

(2) Tax parcel boundaries are approximate. Tax parcel GIS shapefile was provided from Monroe County GIS (<http://www.monroecounty.gov/gis-Data.php>).

(3) Aerial photograph and parcel information provided may not represent current site conditions or property lines and should be considered approximate.

ANNUAL SITE INSPECTION

Former Monoco Oil
BCP Site #C828137

75 Monroe Avenue
Pittsford, New York

PRODUCT MONITORING TRENCH



1 inch = 45 feet



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

ANNUAL SITE-WIDE INSPECTION FORM

Project Name: NYSDEC Site No. C828137

Location: 75 Monroe Ave, Pittsford, New York

Project No.: 2171426

Inspected By: E. Spirito

Date of Inspection: April 10, 2020

Weather Conditions: Snowing, 34°F

1. GENERAL SITE CONDITIONS

- Good; undisturbed, grass covered
- No evidence of impairment observed

2. COVER SYSTEM/ EROSION CONTROL

- Cover system condition:
 - Good, well vegetated

3. ADDITIONAL OBSERVATIONS/NOTES

- Fences down in some areas (reference attached photos)

1. Nested Monitoring Well Data

Well ID	NAPL Observed (Y/N)	Depth to NAPL (feet)	Approximate NAPL Thickness (feet)	Stick-up Height (feet)	Depth to Water (feet)	Total Depth of Well (feet)
PVC 1	N	--	--	4.0	16.55	17.59
Corrugated 1	N	--	--	3.88	16.55	20.25
PVC 2	N	--	--	4.90	15.45	17.75
Corrugated 2	N	--	--	2.93	13.15	16.38
PVC 3	N	--	--	6.85	16.37	19.80
Corrugated 3	N	--	--	7.0	16.60	19.91

ATTACHMENT 2



Photo 1. View of the gravel surrounding cap and Site facing southeast.



Photo 2. View of Site facing southwest.



Photo 3. Nested pair of risers/monitoring well for the product monitoring trench on site.



Photo 3b. Nested pair of risers/monitoring well for the product monitoring trench on site.



Photo 3c. Nested pair of risers/monitoring well for the product monitoring trench on site.