

February 13, 2015

Ms. Charlotte Theobald
NYS Department of Environmental Conservation
6274 East Avon-Lima Road
Avon, New York 14414

Re: Change of Use
Former Monoco Oil
75 Monroe Avenue, Pittsford, New York
BCP Site #C828137
LaBella Project No. 213647

Dear Ms. Theobald:

Please find attached the Change of Use Form for the above referenced project with a proposed change date of April 15th, 2015. The change includes installation of stormwater drainage piping from an off-site source along the southern property boundary across the Site to the Erie Canal (refer to the Attachment 2). The work will be completed in accordance with the Interim Site Management Plan developed for the project by LaBella dated January 2015 (refer to Attachment 3).

If you have any questions, please do not hesitate to contact me at (585) 295-6611.

Sincerely,

LABELLA ASSOCIATES, D.P.C.



Daniel P. Noll, P.E.
Project Manager

DPN

cc: Scott Harter, P.E. – Professional Engineering Group
Bryan Powers, P.E. – Mark IV Enterprises

Attachment 1: Change of Use Form
Attachment 2: Site Plan
Attachment 3: Interim Site Management Plan

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Attachment 1
Change of Use Form



**60-Day Advance Notification of Site Change of Use, Transfer of
Certificate of Completion, and/or Ownership**

Required by 6NYCRR Part 375-1.11(d) and 375-1.9(f)

To be submitted at least 60 days prior to change of use to:

Chief, Site Control Section
New York State Department of Environmental Conservation
Division of Environmental Remediation, 625 Broadway
Albany NY 12233-7020

I. **Site Name:** Former Monoco Oil **DEC Site ID No.** C828137

II. **Contact Information of Person Submitting Notification:**

Name: Steve DiMarzo
Address1: 301 Exchange Blvd.
Address2: Rochester, NY 14608
Phone: 585-232-1760 E-mail: sdimarzo@markiventerprises.com

III. **Type of Change and Date:** Indicate the Type of Change(s) (check all that apply):

- Change in Ownership or Change in Remedial Party(ies)
 Transfer of Certificate of Completion (CoC)
 Other (e.g., any physical alteration or other change of use)

Proposed Date of Change (mm/dd/yyyy):

IV. **Description:** Describe proposed change(s) indicated above and attach maps, drawings, and/or parcel information.

Installation of stormwater drainage pipe from off-site source along southern property line across the Site to the Erie Canal at the northern property line. See attached drawing for pipe location.

If "Other," the description must explain and advise the Department how such change may or may not affect the site's proposed, ongoing, or completed remedial program (attach additional sheets if needed).

This new pipe would replace a pipe removed during soil removal implemented in accordance with a NYSDEC-approved Interim Remedial Measures Work Plan and addendum. An Interim Site Management Plan (ISMP) has been developed for the work being conducted (see attached).

VII. Agreement to Notify DEC after Transfer: If Section VI applies, and all or part of the site will be sold, a letter to notify the DEC of the completion of the transfer must be provided. If the current owner is also the holder of the CoC for the site, the CoC should be transferred to the new owner using DEC's form found at <http://www.dec.ny.gov/chemical/54736.html>. This form has its own filing requirements (see 6NYCRR Part 375-1.9(f)).

Signing below indicates that these notices will be provided to the DEC within the specified time frames. If the sale of the site also includes the transfer of a CoC, the DEC agrees to accept the notice given in VII.3 below in satisfaction of the notice required by VII.1 below (which normally must be submitted within 15 days of the sale of the site).

Within 30 days of the sale of the site, I agree to submit to the DEC:

1. the name and contact information for the new owner(s) (see §375-1.11(d)(3)(ii));
2. the name and contact information for any owner representative; and
3. a notice of transfer using the DEC's form found at <http://www.dec.ny.gov/chemical/54736.html> (see §375-1.9(f)).

Name: _____
(Signature)

(Date)

(Print Name)

Address1: _____

Address2: _____

Phone: _____ E-mail: _____

Continuation Sheet

Prospective Owner/Holder Prospective Remedial Party Prospective Owner Representative
Name: _____

Address1: _____

Address2: _____

Phone: _____ E-mail: _____

Prospective Owner/Holder Prospective Remedial Party Prospective Owner Representative
Name: _____

Address1: _____

Address2: _____

Phone: _____ E-mail: _____

Prospective Owner/Holder Prospective Remedial Party Prospective Owner Representative
Name: _____

Address1: _____

Address2: _____

Phone: _____ E-mail: _____

Prospective Owner/Holder Prospective Remedial Party Prospective Owner Representative
Name: _____

Address1: _____

Address2: _____

Phone: _____ E-mail: _____

Prospective Owner/Holder Prospective Remedial Party Prospective Owner Representative
Name: _____

Address1: _____

Address2: _____

Phone: _____ E-mail: _____

Prospective Owner/Holder Prospective Remedial Party Prospective Owner Representative
Name: _____

Address1: _____

Address2: _____

Phone: _____ E-mail: _____



Instructions for Completing the 60-Day Advance Notification of Site Change of Use, Transfer of Certificate of Completion (CoC), and/or Ownership Form

Submit to: Chief, Site Control Section, New York State Department of Environmental Conservation, Division of Environmental Remediation, 625 Broadway, Albany NY 12233-7020

Section I	Description
Site Name	Official DEC site name. (see http://www.dec.ny.gov/cfmx/extapps/derexternal/index.cfm?pageid=3)
DEC Site ID No.	DEC site identification number.

Section II	Contact Information of Person Submitting Notification
Name	Name of person submitting notification of site change of use, transfer of certificate of completion and/or ownership form.
Address1	Street address or P.O. box number of the person submitting notification.
Address2	City, state and zip code of the person submitting notification.
Phone	Phone number of the person submitting notification.
E-mail	E-mail address of the person submitting notification.

Section III	Type of Change and Date
Check Boxes	Check the appropriate box(s) for the type(s) of change about which you are notifying the Department. Check all that apply.
Proposed Date of Change	Date on which the change in ownership or remedial party, transfer of CoC, or other change is expected to occur.

Section IV	Description
Description	For each change checked in Section III, describe the proposed change. Provide all applicable maps, drawings, and/or parcel information. If "Other" is checked in Section III, explain how the change may affect the site's proposed, ongoing, or completed remedial program at the site. Please attach additional sheets, if needed.

Section V Certification Statement

This section must be filled out if the change of use results in a change of ownership or responsibility for the proposed, ongoing, or completed remedial program for the site. When completed, it provides DEC with a certification that the prospective purchaser has been provided a copy of any order, agreement, or State assistance contract as well as a copy of all approved remedial work plans and reports.

- Name The owner of the site property or their designated representative must sign and date the certification statement. Print owner or designated representative's name on the line provided below the signature.
- Address1 Owner or designated representative's street address or P.O. Box number.
- Address2 Owner or designated representative's city, state and zip code.
- Phone Owner or designated representative's phone number.
- E-Mail Owner or designated representative's E-mail.

Section VI Contact Information for New Owner, Remedial Party, and CoC Holder (if a CoC was issued)

Fill out this section only if the site is to be sold or there will be a new remedial party. Check the appropriate box to indicate whether the information being provided is for a Prospective Owner, CoC Holder (if site was ever issued a COC), Prospective Remedial Party, or Prospective Owner Representative. Identify the prospective owner or party and include contact information. A Continuation Sheet is provided at the end of this form for additional owner/party information.

- Name Name of Prospective Owner, Prospective Remedial Party or Prospective Owner Representative.
- Address1 Street address or P.O. Box number for the Prospective Owner, Prospective Remedial Party, or Prospective Owner Representative.
- Address2 City, state and zip code for the Prospective Owner, Prospective Remedial Party, or Prospective Owner Representative.
- Phone Phone number for the Prospective Owner, Prospective Remedial Party or Prospective Owner Representative.
- E-Mail E-mail address of the Prospective Owner, Prospective Remedial Party or Prospective Owner Representative.

If the site is subject to an Environmental Easement, Deed Restriction, or Site Management Plan requiring periodic certification of institutional controls/engineering controls (IC/EC), indicate who will be the certifying party(ies). Attach additional sheets, if needed.

Certifying Party Name	Name of Certifying Party.
Address1	Certifying Party's street address or P.O. Box number.
Address2	Certifying Party's city, state and zip code.
Phone	Certifying Party's Phone number.
E-Mail	Certifying Party's E-mail address.

Section VII Agreement to Notify DEC After Property Transfer/Sale

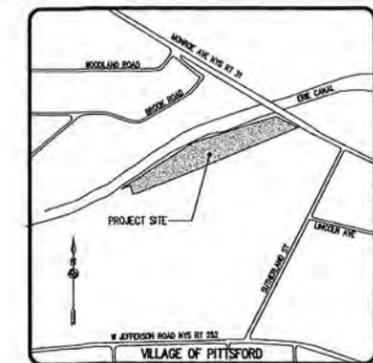
This section must be filled out for all property transfers of all or part of the site. If the site also has a CoC, then the CoC shall be transferred using DEC's form found at <http://www.dec.ny.gov/chemical/54736.html>

Filling out and signing this section of the form indicates you will comply with the post transfer notifications within the required timeframes specified on the form. If a CoC has been issued for the site, the DEC will allow 30 days for the post transfer notification so that the "Notice of CoC Transfer Form" and proof of it's filing can be included. Normally the required post transfer notification must be submitted within 15 day (per 375-1.11(d)(3)(ii)) when no CoC is involved.

Name	Current property owner must sign and date the form on the designated lines. Print owner's name on the line provided.
Address1	Current owner's street address.
Address2	Current owner's city, state and zip code.

Attachment 2
Site Plans

P. 2240 (Drawings) (Plan) 2240 Design: BME ASSOC



Drawing Attention
 The following is an extract from the New York State Education Law Article 143 Section 7209 and applies to the drawing:
 It is a violation of this law for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor to alter any item in any way if it bears the seal of an engineer or land surveyor, to alter, the drawing engineer or land surveyor shall be held liable for the alteration, and a specific description of the alteration.

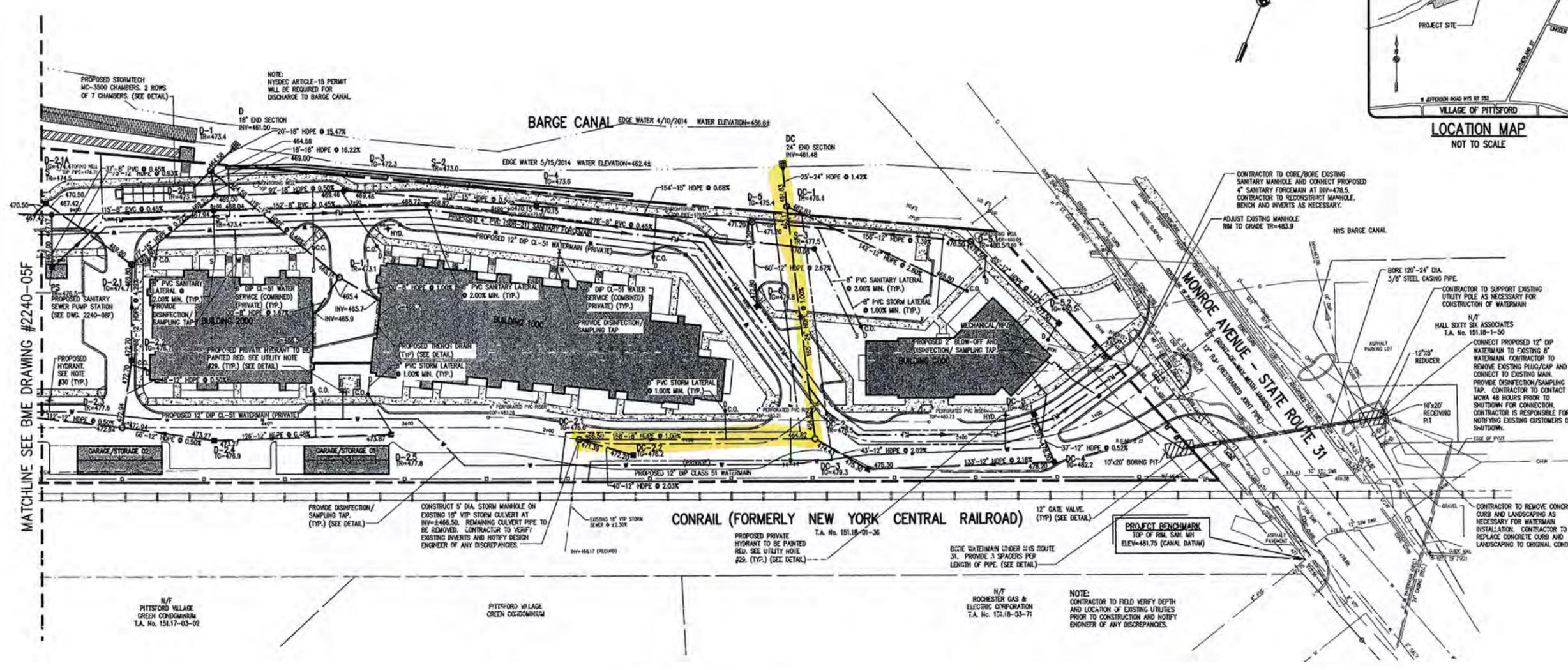
NO.	REVISIONS	DATE	BY
1	REVISED PER APPROVAL NO. 1, 2, & 3	2/12/14	RS
2	REVISED PER APPROVAL NO. 1, 2, & 3	4/2/14	RS
3	REVISED PER VILLAGE AND ADJACENT COMMENTS	10/25/14	RS
4	REVISED PER VILLAGE AND ADJACENT COMMENTS	11/25/14	RS
5			
6			
7			

BME ASSOCIATES
 ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
 10 LITTLE BRIDGE LANE EAST
 FAIRPORT, NEW YORK 14450
 WWW.BMEPC.COM
 PHONE 585-377-7249
 FAX 585-377-7249



WESTPORT CROSSING
 VILLAGE OF PITTSFORD, MONROE COUNTY, NEW YORK 5712
 PITTSFORD CANALISE PROPERTIES, LLC
 301 DISCHARGE BOULEVARD
 ROCHESTER, NY 14626

UTILITY PLAN
 PROJECT: WESTPORT CROSSING
 LOCATION: VILLAGE OF PITTSFORD, MONROE COUNTY, NEW YORK 5712
 CLIENT: PITTSFORD CANALISE PROPERTIES, LLC
 DRAWING NO.: 2240
 PROJECT NO.: 04F
 (SHEET 1 OF 2)



LEGEND

- BOUNDARY LINE
- PROPOSED LOT LINE
- CENTERLINE
- SETBACK LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPERTY MARKER FOUND
- CONCRETE HIGHWAY MONUMENT FOUND
- EX. WATERMAIN, HYDRANT AND VALVE
- EXISTING STORM SENER, AND MANHOLE
- PROPOSED STORM SENER, MANHOLE AND INLET
- EXISTING SANITARY SENER AND MANHOLE
- PROPOSED SANITARY SENER AND MANHOLE

MONROE COUNTY DEPARTMENT OF HEALTH STANDARD WATER MAIN EXTENSION NOTES:

- THE WATER MAIN SHALL BE DISINFECTED EQUAL TO ANKWA STANDARD FOR DISINFECTING WATER MAINS DESIGNATION C651 (LATEST REVISION). FOLLOWING DISINFECTION, THE WATER MAIN SHALL BE FLUSHED UNTIL THE CHLORINE CONCENTRATION IN THE WATER LEAVING THE WATER MAIN IS NO HIGHER THAN THAT GENERALLY PREVAILING IN THE SYSTEM.
 ALL WATER MAIN FITTINGS NOT RECEIVING 24-HOUR CHLORINE DISINFECTION CONTACT TIME MUST BE SMAB DISINFECTED 30 MINUTES PRIOR TO INSTALLATION.
 THE SAMPLING POINT(S) MUST BE DECONTAMINATED BY FLAMING.
 FIRE HYDRANTS ARE NOT ACCEPTABLE SAMPLING POINTS.
 THE MONROE COUNTY DEPARTMENT OF HEALTH MUST RECEIVE AT LEAST 48-HOUR ADVANCE NOTIFICATION REQUESTING SAMPLING SERVICES. SAMPLING WILL NOT BE PERFORMED PRIOR TO RECEIPT FROM NEW YORK STATE LICENSED OR REGISTERED DESIGN PROFESSIONAL ENGINEER, ARCHITECT OR LAND SURVEYOR WITH A SPECIAL EXEMPTION UNDER SECTION 7208(h) OF THE EDUCATION LAW CERTIFYING THAT THE WATER SUPPLY IMPROVEMENTS, TESTING AND DISINFECTION PROCEDURES WERE COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS, REPORTS, SPECIFICATIONS AND ANY APPROVED AMENDMENTS. THE DEPARTMENT WILL COLLECT SAMPLES FOR FREE CHLORINE RESIDUAL, TOTAL AND FECAL COLIFORM AND 24-HOUR BACTERIAL PLATE COUNT.
 THE WATER MAIN SHALL NOT BE PLACED INTO SERVICE UNTIL SO AUTHORIZED BY THE MONROE COUNTY DEPARTMENT OF HEALTH.
- MINIMUM VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWER PIPE LINES SHALL BE 18 INCHES MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. ONE FULL STANDARD LAYING LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. IN ADDITION, WHEN THE WATER MAIN PASSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT (COMPACTED SELECTED FILL) SHALL BE PROVIDED FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING OF THE SEWER OR THE WATER MAIN. MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL WATER MAINS AND SEWER PIPES (INCLUDING MANHOLES AND VALVES) SHALL BE 10 FEET MEASURED FROM THE OUTSIDE OF THE PIPES, MANHOLES OR VALVES.
- WHEN INSTALLING FIRE HYDRANTS, SHOULD GROUND WATER BE ENCOUNTERED WITHIN SEVEN (7) FEET OF THE FINISHED GRADE, FIRE HYDRANT WEEP HOLES (DRAINS) SHALL BE PLUGGED.
- THE WATER MAIN SHALL BE PRESSURE/LEAKAGE TESTED IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE ANKWA STANDARD C600 (LATEST REVISION) OR IN ACCORDANCE WITH MORE STRINGENT REQUIREMENTS IMPOSED BY THE SUPPLIER OF WATER.

PUBLIC WATER SERVICE LINE NOTES:

- WATER SERVICE LINES (LATERALS) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS AND SPECIFICATIONS OF THE MONROE COUNTY WATER AUTHORITY.
- WATER SERVICE LINES SHALL HAVE A MINIMUM OF FIVE FEET OF COVER FROM FINISHED GRADE IN LAWN AREAS AND SIX FEET OF COVER FROM FINISHED GRADE IN PAVED AREAS.
- WATER SERVICE LINES SHALL BE SEPARATED AT LEAST TEN FEET, MEASURED FROM THE OUTSIDE OF THE PIPES, FROM SEWER MAINS OR SEPTIC SYSTEMS.
- WATER SERVICE LINES SHALL BE IDENTIFIED AS:

DESCRIPTION	SIZE	MATERIAL(A)	TYPE(B)
MOWA PORTION = FROM THE WATER MAIN TO AND INCLUDING THE CONTROL VALVE ON THE ROW/PROPERTY/EASEMENT LINE	12"	DIP	CMB
PRIVATE PORTION = FROM THE CONTROL VALVE TO THE METER	12"	DIP	CMB

(A) ACCEPTABLE MATERIAL IS CLASS 51 CEMENT MORTAR LINED DUCTILE IRON PIPE.
 (B) SERVICE TYPES INCLUDE: DOMESTIC = DS, FIRE = FS, OR COMBINED = CMB.
- THE MOWA PORTION OF THE WATER SERVICE LINE SHALL BE INSTALLED PRIOR TO THE PRIVATE PORTION OF THE SERVICE LINE.
- WATER METER(S) TO BE LOCATED ON THE INTERIOR OF EXTERIOR WALL(S) IMMEDIATELY UPON SERVICE ENTRANCE INTO THE BUILDING(S). RESIDENTIAL SERVICES: A BY-PASS ASSEMBLY IS NOT REQUIRED AROUND THE INSTALLATION OF 5/8-INCH THROUGH 2-INCH METERS. NON-RESIDENTIAL SERVICES: THE INSTALLATION OF A 1 1/2-INCH METER OR LARGER REQUIRES A BY-PASS ASSEMBLY AROUND THE METER.
- WATER SERVICE LINES SIZED 4-INCHES OR GREATER SHALL BE:
 PRESSURE TESTED IN ACCORDANCE WITH THE LATEST SPECIFICATIONS OF THE MONROE COUNTY WATER AUTHORITY. A WATER AUTHORITY REPRESENTATIVE MUST WITNESS THIS TEST.
 DISINFECTED BY USING THE CONTINUOUS FEED METHOD ACCORDING TO ANKWA STANDARD SPECIFICATIONS. AFTER FLUSHING AND DISINFECTING THE SERVICE LINE, WATER SAMPLES SHALL BE COLLECTED BY THE MONROE COUNTY DEPARTMENT OF HEALTH. APPROVAL AND NOTIFICATION BY THE HEALTH DEPARTMENT MUST BE RECEIVED BEFORE THE LATERAL IS PLACED IN SERVICE.

IRONDEQUOT BAY SOUTH CENTRAL PURE WATERS DISTRICT:

NOT APPROVED
 This plan has not received final approval of all reviewing agencies. This plan is subject to revisions until all approvals are obtained and should not be used for construction purposes.

SEE BME DRAWING NUMBER 2240-05F FOR UTILITY NOTES

MONROE COUNTY HEALTH DEPARTMENT:

APPROVALS

BY: MONROE COUNTY WATER AUTHORITY DATE: _____

BY: PLANNING BOARD CHAIRMAN DATE: _____

BY: VILLAGE ENGINEER DATE: _____

BY: VILLAGE CODE ENFORCEMENT OFFICER DATE: _____

Attachment 3
Interim Site Management Plan
