

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Region 8
6274 East Avon-Lima Road, Avon, NY 14414-9516
P: (585) 226-5353 | F: (585) 226-8139
www.dec.ny.gov

December 21, 2020

Mr. Lewis Norry
3750 Monroe Avenue Associates, LLC
c/o the Cabot Group
130 Linden Oaks
Rochester, New York 14625

Dear Mr. Norry:

**Subject: 3750 Monroe Avenue, Site #C828187
Sub-Slab Depressurization System - Relocation Work;
December 15, 2020
Town of Pittsford, Monroe County**

The New York State Departments of Environmental Conservation (NYSDEC) and Health (NYSDOH; collectively referred to as the Departments), have completed their review of the document entitled “*Sub-Slab Depressurization System - Relocation Work*” (the Work Plan) dated December 15, 2020 and prepared by LaBella Associates, D.P.C. for the 3750 Monroe Avenue site located in the Town of Pittsford, Monroe County. In accordance with 6 NYCRR Part 375-1.6, the Departments have determined that the Work Plan, with modifications, substantially addresses the requirements of the Brownfield Cleanup Agreement. The modifications are outlined as follows:

1. Following the completion of relocation work, LaBella will confirm that influence of the SSDS is still acceptable throughout the building by conducting a Site-wide survey of SSDS influence points. LaBella will verify SSDS influence at the following points (shown on the attached figure) throughout the building, where such points are viable:
 - DCMP-1;
 - MXMP-4;
 - VTMP-3;
 - CXMP-13;
 - CXMP-1;
 - CXMP-5
 - VTMP-1;
 - VTMP-4;
 - VTMP-5;
 - VTMP-8;
 - VSMP-2; and



Department of
Environmental
Conservation

- VSMP-3.

With the understanding that the Departments' modified Work Plan is agreed to, the Work Plan is hereby approved. Please attach a copy of this letter to the Work Plan.

If 3750 Monroe Avenue Associates, LLC chooses not to accept the approved modified Work Plan, you are required to notify this office within 20 days after receipt of this letter. In this event, I suggest a meeting be scheduled to discuss your concerns prior to the end of this 20-day period.

Please contact me via email at frank.sowers@dec.ny.gov if you have questions or concerns on this matter.

Sincerely,



Frank Sowers, P.E.
Professional Engineer 1

attach

ec: w/attach.

Dan Noll

David Pratt

John Frazer

Dudley Loew

Dan Tucholski

Jared Pristach

Dan O'Brien

BCP #C828187

3750 Monroe Avenue
Pittsford, New York

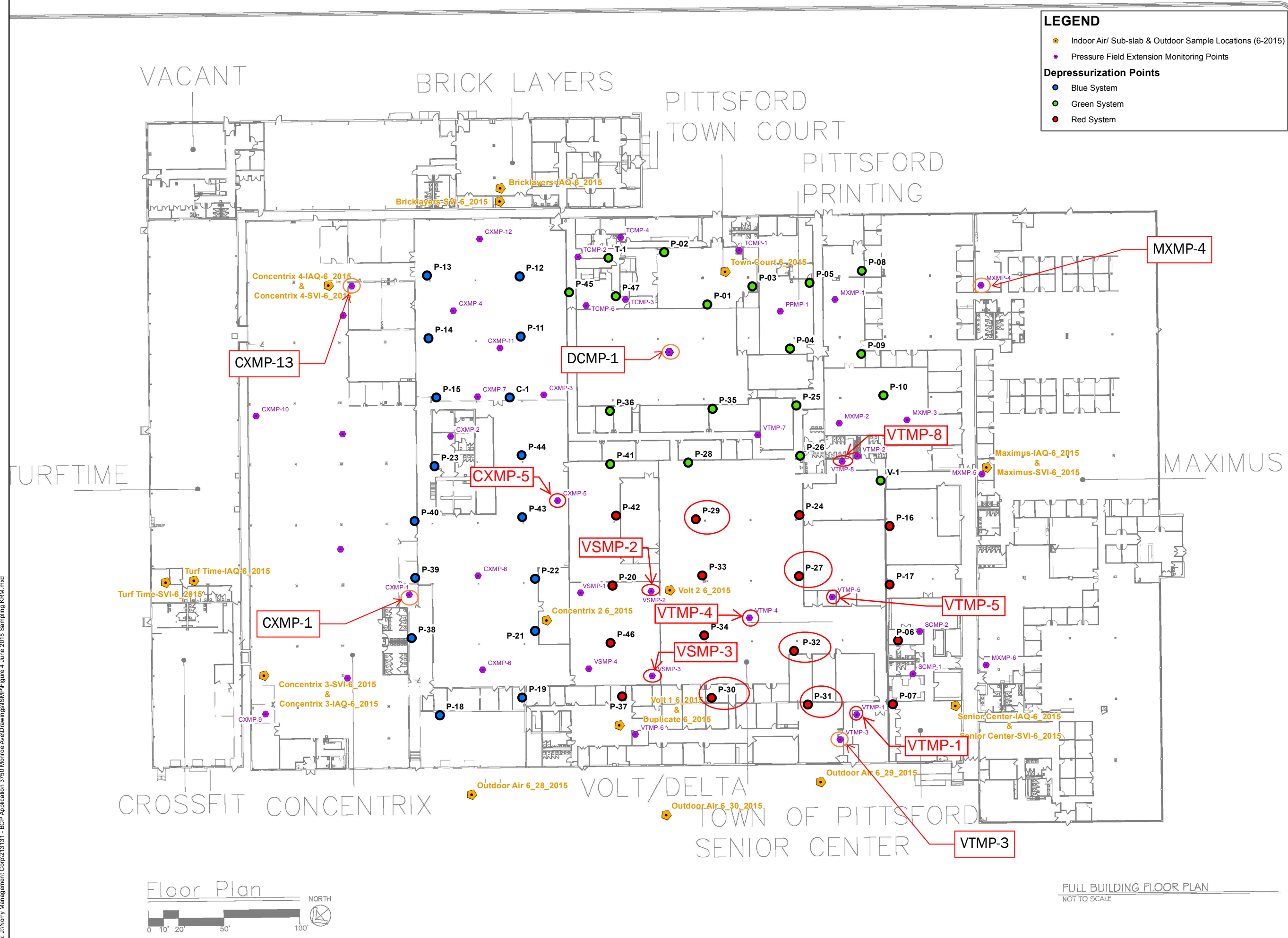
Sub Slab
Depressurization System
Layout and Indoor/ Sub-slab
& Outdoor Air
Sampling Locations

June 2015



0 60 Ft.
1 inch = 60 feet
Intended to print as 11" x 17".

[213131]
[FIGURE 4]



Path: J:\Nary Management Corp\213131 - BCP Application 3750 Monroe Ave\Drawings\SubFigure 4 June 2015 Sampling KRM.mxd



December 15, 2020

Mr. Frank Sowers
Division of Environmental Remediation
New York State Department of Environmental Conservation – Region 8
6274 East Avon-Lima Road
Avon, New York 14414

Re: Sub-Slab Depressurization System – Relocation Work
BCP Site # C828187
3750 Monroe Avenue
Pittsford (T), New York
LaBella Project No. 213131

Dear Mr. Sowers:

On December 1, 2020, LaBella was notified that a commercial tenant (Concentrix) was performing remodeling work inside some of their office space and discovered that existing sub-slab depressurization system (SSDS) piping would need to be relocated to accommodate the new office configuration. This letter has been developed to provide a scope for this relocation work and to notify the New York State Department of Environmental Conservation (NYSDEC) of changes to this SSDS.

RELOCATION SCOPE

A total of five (5) SSDS points will be modified during this piping relocation work:

- P-27
- P-29
- P-30
- P-31
- P-32

The locations of these points are shown in the attached figure. It is anticipated that the original sub-slab suction points will not be affected, as only piping from the suction points will be relocated. At each point, the following procedure will be followed:

- A core drill with water for dust control will be utilized to remove concrete to create a trench for new SSDS piping. The bottom of this trench will be below ground level (i.e. below the concrete slab floor and enough depth to place piping) to locate the piping below the slab.
- New SSDS piping will be installed into the original suction point piping and will extend horizontally through the new trench to the nearest vertical structural beam.
- New SSDS piping will be run vertically along the structural beam to the existing SSDS system.
- Original vertical SSDS piping will be cut and removed. Any holes where the original piping daylighted through the concrete slab will be capped, filled with gravel, and capped with concrete.



In addition to the above, during the piping modifications, the remaining portions of the system will be kept operational throughout the process, with the exception of limited times as needed to make required connections. In addition, each floor penetration will be sealed daily by placing poly or other over the penetration and temporarily sealing to the floor slab to allow for the SSDS to function to the greatest extent possible and to limit potential vapor intrusion.

Mitigation Tech of Brockport, NY will be performing all SSDS relocation work.

CAMP MONITORING

Relocation work is began on December 15, 2020. LaBella will have an on-Site representative during SSDS relocation work to perform CAMP monitoring in accordance with the NYSDEC-approved Interim Remedial Measures Work Plan (IRMWP) dated October 2014. This includes the following:

- All work will be completed within the building and thus upwind/downwind monitoring will be modified. Specifically, a background reading for VOCs and fugitive dust will be established at each work area prior to conducting any subsurface penetrations and then monitoring will be conducted within the work zone (approximate 5-ft. radius area around floor penetration). The action levels will be applied to the edge of the work zone.
- Subsequent to completing work and sealing the floor penetrations, a reading for VOCs will be recorded to confirm background levels have been established.
- Fugitive dust monitoring will be completed in accordance with the NYSDOH Guidance and as noted above; however, it should be noted that coring of the concrete floor will likely create some minimal dust for a short duration and wet techniques will be employed to minimize this issue. In addition, other construction work is planned in the area (e.g., dry wall removal and installation). Fugitive dust due to these typical construction activities will be documented in the event they occur.

In addition to the above, during the piping modifications, the remaining portions of the system will be kept operational throughout the process, with the exception of limited times as needed to make required connections. In addition, each floor penetration will be sealed daily by placing poly or other over the penetration and temporarily sealing to the floor slab to allow for the SSDS to function to the greatest extent possible and to limit potential vapor intrusion.

POST-RELOCATION INFLUENCE VERIFICATION

Following the completion of relocation work, LaBella will confirm that influence of the SSDS is still present throughout the building by conducting a Site-wide survey of long-term SSDS influence points. LaBella will verify SSDS influence at the following points throughout the building:

- DCMP-1;
- MXMP-4;
- VTMP-3;
- CXMP-13; and
- CXMP-1

It is anticipated that this SSDS influence survey will be conducted in early January 2021.



CERTIFICATION

I, Daniel P. Noll, certify that I am currently a NYS-registered Professional Engineer and that this Work Plan was prepared in accordance with all applicable statutes and regulations and in substantial conformance with the DER Technical Guidance for Site Investigation and Remediation (DER-10).



If you have any questions, or require additional information, please do not hesitate to contact me at (585) 301-8458. Thank you.

Respectfully submitted,

ABELLA ASSOCIATES, D.P.C.

Daniel P. Noll, PE
Project Manager

Attachment



FIGURES

BCP #C828187

3750 Monroe Avenue
Pittsford, New York

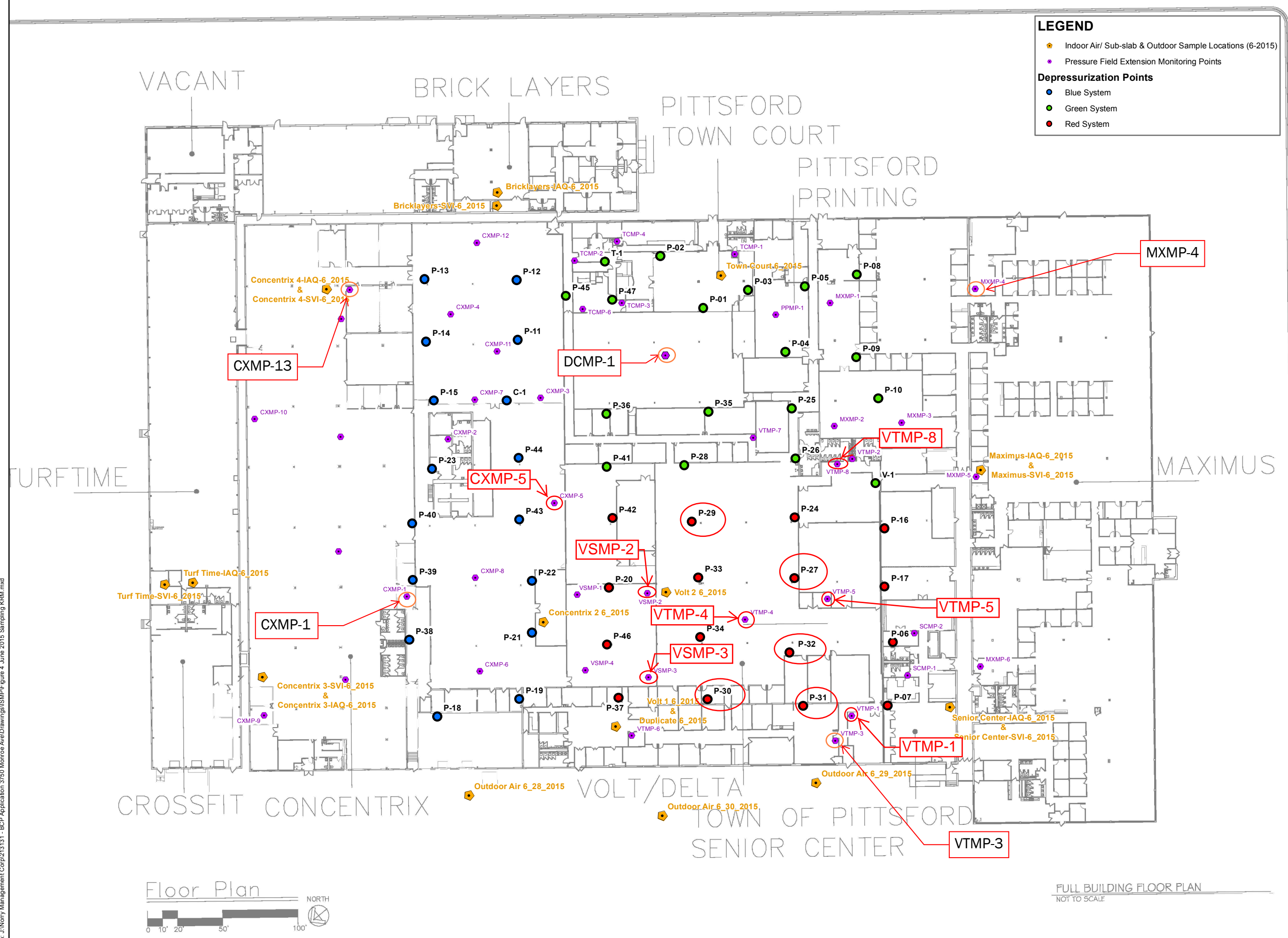
Sub Slab
Depressurization System
Layout and Indoor/ Sub-slab
& Outdoor Air
Sampling Locations

June 2015

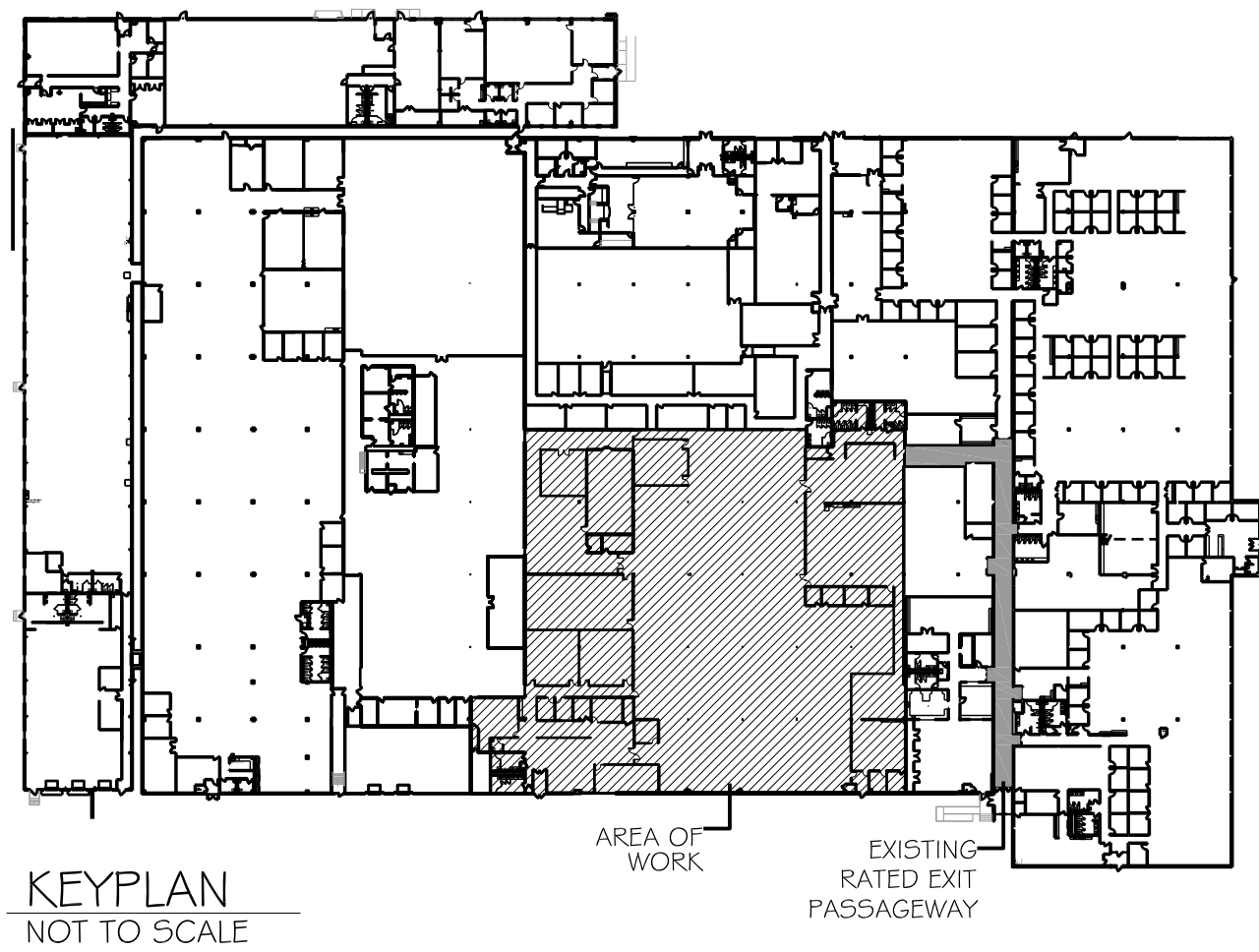


0 60 Ft.
1 inch = 60 feet
Intended to print as 11" x 17".

[213131]
[FIGURE 4]



Path: J:\Nary Management Corp\213131 - BCP Application 3750 Monroe Ave\Drawings\SubFigure 4 June 2015 Sampling KRM.mxd

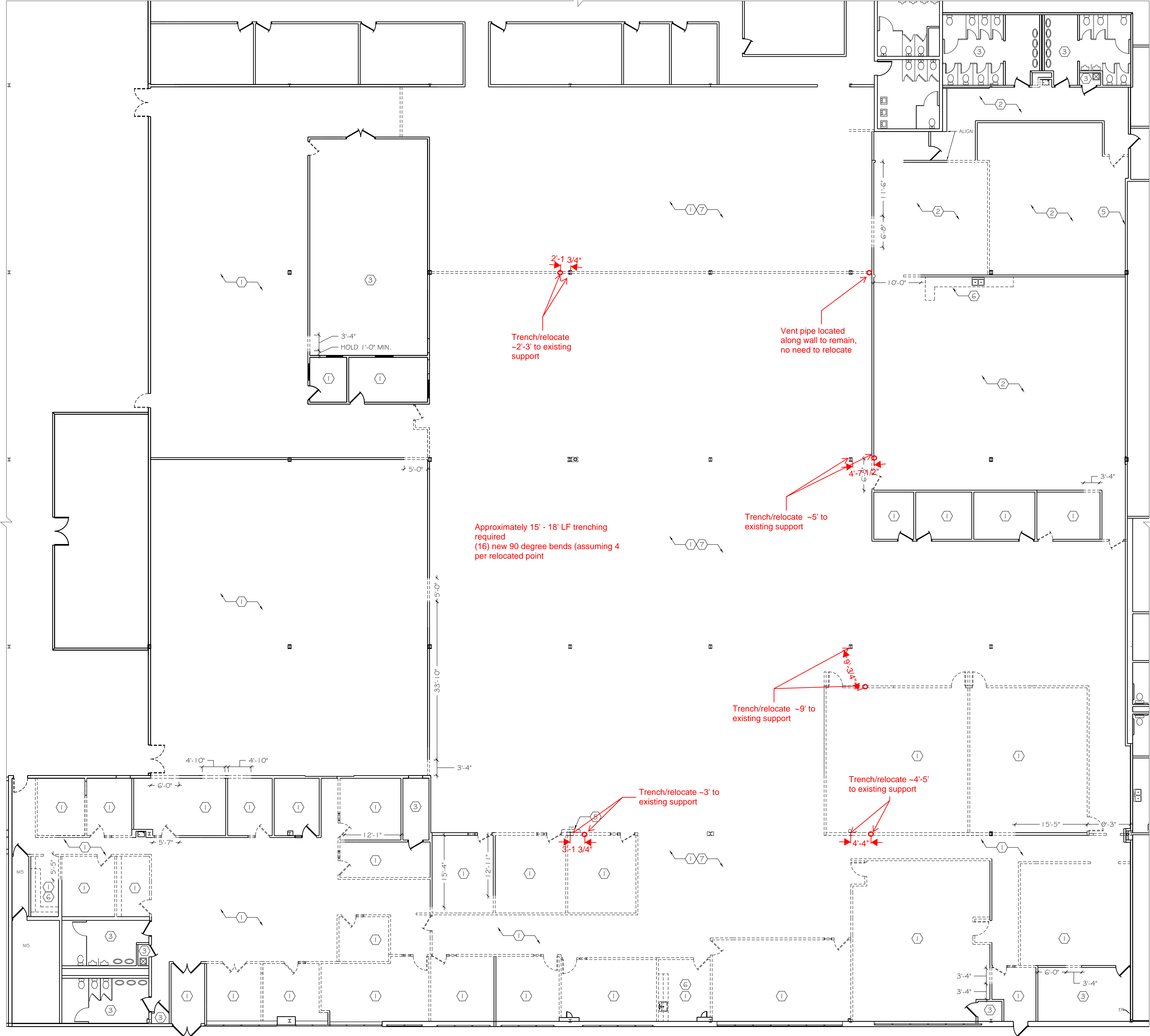


LEGEND

- EXISTING WALLS
- EXISTING WALLS TO BE REMOVED

DEMO PLAN KEYNOTES:

- 1 REMOVE EXISTING CARPET AND PREPARE FOR NEW FLOOR FINISH
- 2 EXISTING FLOOR TO REMAIN; PREPARE FOR NEW FLOORING TO BE INSTALLED OVER EXISTING FLOOR
- 3 EXISTING FLOOR TO REMAIN
- 4 NOT USED
- 5 RELOCATE EXISTING ELECTRICAL PANEL
- 6 REMOVE EXISTING MILLWORK COUNTERTOP. REUSE EXISTING CABINETRY.
- 7 REMOVE DRYWALL ON COLUMNS TO EXPOSE I-BEAM



DEMOLITION FLOOR PLAN

SCALE: 3/32" = 1'-0"

APPROVED: TENANT _____ DATE: _____

LANDLORD: _____ DATE: _____

MEEHAN ARCHITECTURE.
ARCHITECTURE, PLANNING, & CONSULTING
PO Box 391 • Madison, NY • 14506
TEL: (585) 624-8870



COPYRIGHT © 2020
MEEHAN ARCHITECTURE, PC
ALL RIGHTS RESERVED

DRAWING ALTERATION

The following is an excerpt from the New York State Education Law Article 147 Section 7207 Part 69.5b and applies to this drawing.

"It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way. If an item bearing the seal of an architect is altered, the altering architect shall affix to his item the seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration."

REVISIONS

PROGRESS PLOT		
ISSUED FOR FINAL BIDDING		
ISSUED FOR PERMIT		
ISSUED FOR CONST.		
NO.	DATE	DESCRIPTION

PROJECT

CONCENTRIX
DOWNSIZE

LOCATION

3750 MONROE AVENUE
TOWN OF PITTSFORD
NEW YORK

DRAWING TITLE

DEMOLITION
FLOOR PLAN

SHEET NO.

A-1

SCALE: As Noted

DRAWN BY: CMB

CHECKED BY: RPM

DATE: 11/9/20

DRAWING: #4949