

235.198A

January 2, 2020

Mr. Joshua M. Vaccaro  
Region 9  
Division of Environmental Remediation  
New York State Department of Environmental Conservation  
270 Michigan Avenue  
Buffalo, New York 14203

Re: Progress Report No. 1  
Bisonite Paint Company  
Site Code C915010  
2266 and 2268 Military Road  
Tonawanda, New York

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Dear Mr. Vaccaro:

Progress Report No. 1 was prepared by Leader Professional Services Inc. (“Leader”) for the activities conducted during the months of November and December 2019 for the Bisonite Paint Company Site No. C915010 in Tonawanda, New York (“Site”). The report is provided to partially fulfill the requirements of the New York State Department of Conservation’s (“NYSDEC”) Brownfield Cleanup Program (“BCP”) and the Brownfield Cleanup Agreement (“BCA”) between ACM Northfield CR#3, LLC and NYSDEC.

**Activities from the reporting month November and December 2019:**

- Leader completed soil borings and surface soil sampling on the Site.
- Leader received preliminary sample data from ALS Global laboratories that indicated some elevated concentrations when compared to NYSDEC’s Part 375 Commercial Property Soil Cleanup Objectives of volatile organic compounds (“VOCs”) at two soil boring locations, SB-2 and SB-7, (see the attached Figure 1). Metals and VOCs were the only parameter results received from the laboratory.
- Based on the preliminary soil sample results, the monitoring well planned for the east side of the Site will be moved to a location north of the assumed location of the former disposal lagoon. See the attached Figure 2 for the new proposed locations of the monitoring wells.
- On December 11, 2019, Leader installed sub-slab sampling locations for future sampling.
- On December 20, 2019, Leader informed NYSDEC that the property site manager will need to replace the heating system in order to heat the building for indoor air and sub-slab sampling. Leader offered several solutions and NYSDEC agreed that if the property will be used as unheated warehouse space the sampling could be conducted without heating the building. The Site’s decision documents will reflect that as occupancy changes, the space will need to be re-evaluated.

**Activities planned for January 2020:**

- Leader is expecting the installation of the monitoring wells to begin on January 6, 2020.
- Indoor air, sub-slab, and soil vapor sampling will be conducted.

**Delays:**

None.

If you have any questions or require further information, please contact us at (585) 248-2413 or [pvonschondorf@leaderlink.com](mailto:pvonschondorf@leaderlink.com).

Very truly yours,  
**LEADER PROFESSIONAL SERVICES, INC.**

*Peter von Schondorf*

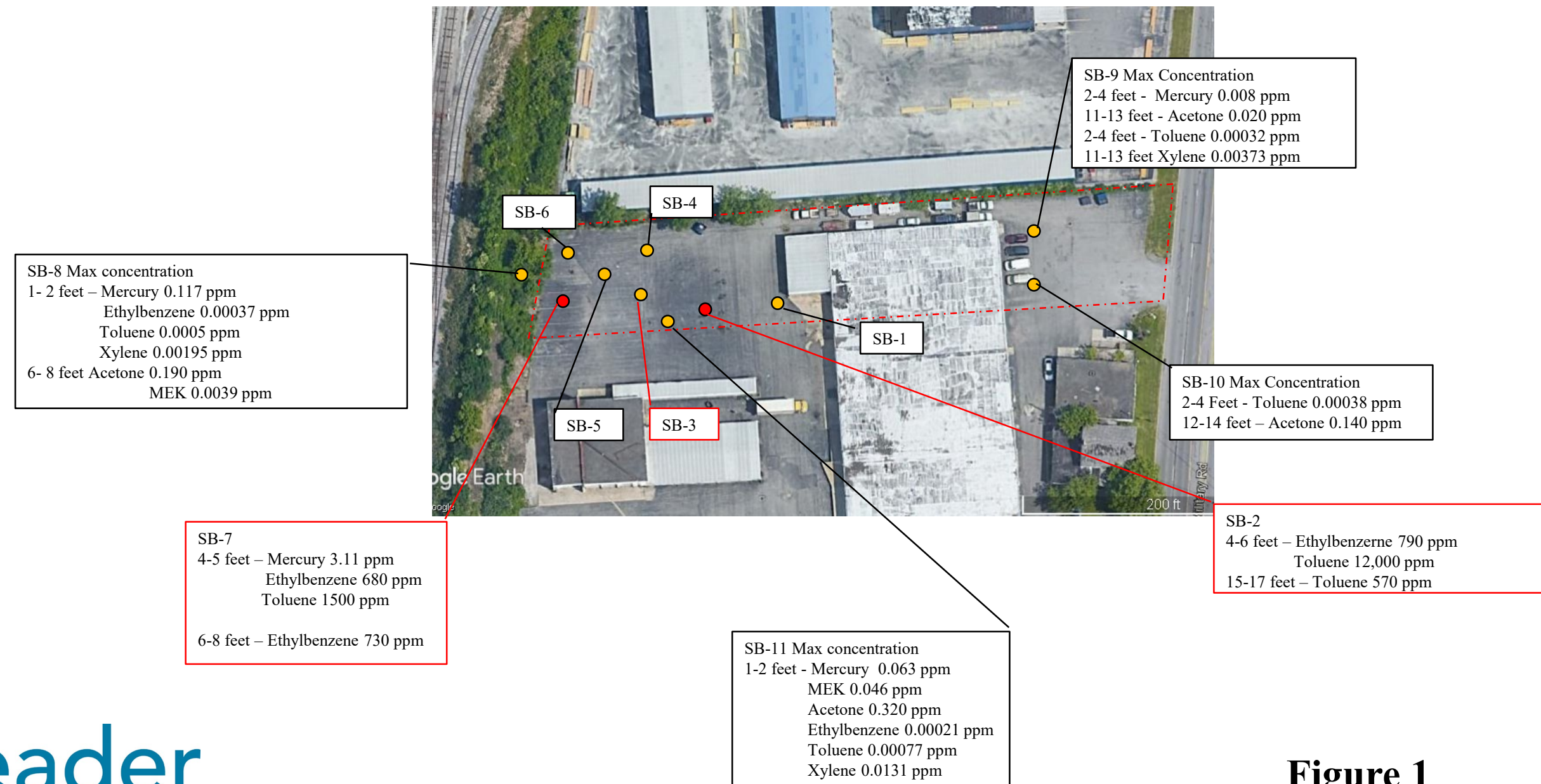
Peter von Schondorf  
Senior Project Manager

cc: Glen May - NYSDEC  
Shaun Surani – NYSDOH  
Steven Hislop – ACM Northfield CR#3  
Dixon Rollins, PE - Leader

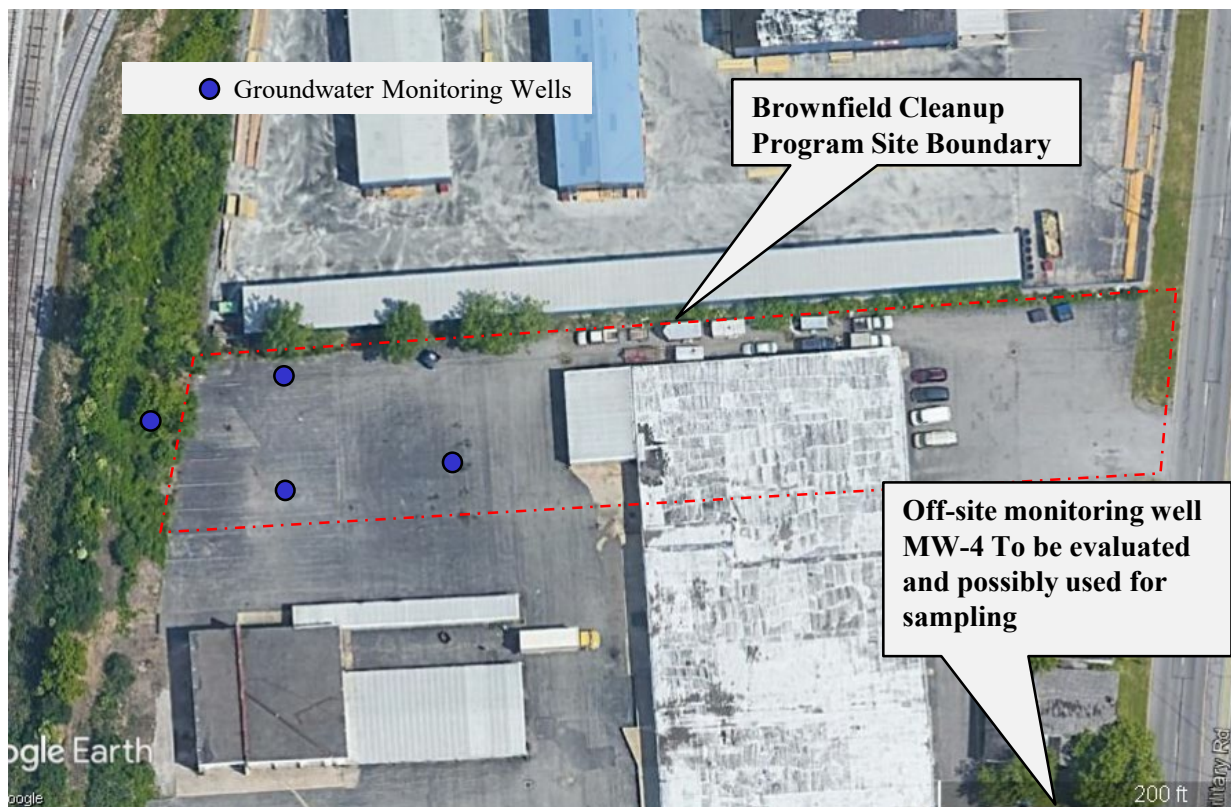
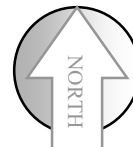
Note, results shown are not finalized and the following parameters were not reported semivolatile organic compounds, PCBs, pesticides/herbicides, PFOAs, cyanide

- Soil sample results with no exceedances of either Commercial Use SCO or lab reporting limit
- Soil sample results with exceedance of Commercial Use SCO

Location with possible paint residue or elevated PID



**Figure 1**  
**Preliminary Soil Sample Results**



Title Proposed New Monitoring Well Locations  
2266 and 2268 Military Road  
Tonawanda, NY

Prepared For ACM Northern CR#3 LLC  
3144 S. Winton Road  
Rochester, NY



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Project 235.198A

Date 1/2/2020

Scale NTS

Drawn PVS

Checked MPR

File Name Site Location

Figure

2