



December 5, 2022

Ms. Megan Kuczka
Environmental Program Specialist 1
New York State Department of Environmental Conservation
Division of Environmental Remediation, Region 9
270 Michigan Avenue
Buffalo, New York 14203-2915

Re: 73-79 West Huron Street Site, Buffalo NY
BCP Site No. C915282
Site Management Plan Errata Sheet

Dear Ms. Kuczka:

On behalf of Emerson Huron, LLC, Benchmark Civil/Environmental Engineering & Geology, PLLC (Benchmark) has prepared this Errata Sheet to document changes to the November 2017 (revised May 2021, August 2021, September 2021) Site Management Plan (SMP) prepared by Benchmark. Per your July 5, 2022, Periodic Review Report (PRR) response letter and subsequent email correspondence, we are herein submitting an errata sheet per DER-10 Section 6.3(a)5.iii to formalize the SMP changes. This errata documents changes to the reported magnehelic gauge readings incorrectly stated in previous versions of the SMP. The SMP title page which includes the document revision log is provided as Attachment 1.

The changes described herein supersede those in the latest revision of the SMP (revised September 2021). Once approved by the Department, this Errata Sheet will be appended to the client's and document repository's copy of the November 2017 SMP and noted on the SMP cover page as Revision No. 4.

Benchmark herein updates the following components of the NYSDEC-approved November 2017 SMP for the 73-79 West Huron Street Site:

Section 5.3 ASD System Performance Monitoring: The third sentence has been revised to state: "Over the past two years, magnehelic gauge MAG-1 readings have ranged between 0.75 and 1 inches of water column (wci) and magnehelic gauge MAG-2 readings have ranged between 1.25 and 1.5 wci." A red-lined version of this modification is provided in Attachment 2.

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Please contact us if you have any questions or require additional information.

Sincerely,
Benchmark Civil/Environmental Engineering & Geology, PLLC



Thomas H. Forbes, P.E.
President

Att.

ec: James Mahoney (McGuire Development Company, LLC)

File: B0441-020-001

CERTIFICATION

I, Thomas H. Forbes, P.E. of Benchmark Civil/Environmental Engineering & Geology, PLLC certify that I am currently a NYS registered professional engineer and that the November 2017 Site Management Plan (SMP) and August 2022 SMP Errata Sheet for the 73-79 West Huron Street Site (BCP Site No. C915282) were 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).

DATE: 12-5-22

SEAL:



ATTACHMENT 1

SMP REVISION LOG

BROWNFIELD CLEANUP PROGRAM

SITE MANAGEMENT PLAN

**73-79 WEST HURON STREET SITE
NYSDEC SITE NUMBER: C915282
BUFFALO, NEW YORK**

November 2017
Revised May 2021
Revised August 2021
Revised September 2021
Revised August 2022

0441-020-001

Prepared for:

Emerson Huron, LLC
73-79 West Huron Street
Buffalo, New York

Prepared By:



Benchmark Civil / Environmental Engineering & Geology, PLLC
2558 Hamburg Turnpike, Suite 300
Buffalo, NY 14218
(716) 856-0599

Revisions to Final Approved Site Management Plan:

Revision #	Submitted Date	Summary of Revision	DEC Approval Date
1	May 2021	ASD System Operation, Monitoring, and Maintenance	
2	August 2021	Revisions in response to NYSDEC comments	
3	September 2021	Revisions in response to NYSDEC comments	
4	August 2022	Revisions in response to NYSDEC comments	

ATTACHMENT 2

MODIFIED SECTION 5.3 TEXT

5.2.2.1 System Operation: Routine Operation Procedures

Appendix J includes the manufacturer's recommendations for routine operation of system components.

5.2.2.2 System Operation: Routine Equipment Maintenance

Appendix J includes the manufacturer's recommended routine equipment maintenance of system components.

5.2.2.3 System Operation: Non-Routine Equipment Maintenance

Appendix J describes non-routine equipment maintenance that may be required. System or component replacement due to damage or reduced effectiveness will be discovered during routine inspections.

5.3 ASD System Performance Monitoring

Performance monitoring of the ASD system will be conducted on a routine basis. School maintenance staff will be responsible for visually inspecting and collecting monthly manometer readings from each magnehelic gauge to confirm adequate depressurization is occurring beneath the building slab. Over the past two years, magnehelic gauge MAG-1 readings have ranged between 0.75 and 14.25 ~~and 1.5~~ inches of water column (wci) and magnehelic gauge MAG-2 readings have ranged between 1.25 and 1.5 ~~0.75 and 1~~ wci. During the monthly inspection, any changes in the use of the space, modifications to the system, building renovations, any non-running time, and/or corrective actions will be documented, and later, the documentation will be submitted by Benchmark with the PRR. If at any point during monthly inspections, a component of an ASD system is malfunctioning, the school maintenance staff will contact Benchmark. The Department will be notified, and a replacement part will be ordered and installed by a professional mechanical/plumbing contractor and visually inspected by Benchmark.

An annual system certification/inspection, documenting that the system is performing properly and remain effective, will be performed by a Qualified Environmental Professional (QEP), as defined in 6 NYCRR Part 375-1.2(ak), and/or a NYS licensed Professional Engineer (PE), as required by DER-10 (May 2010). Modification to the frequency or sampling requirements will require approval from the NYSDEC. A visual inspection of the system will be conducted during each annual certification/inspection event. Unscheduled inspections