

LaBELLA

LaBella Associates, P.C.

300 State Street

Rochester, New York 14614

Appendix 17

Property Prioritization Worksheet B

Property Prioritization
Worksheet B

Former Emerson Street Landfill
City of Rochester, New York

City DEQ Project # 09057
NYSDEC Site #828023

Property Address: _____
Property Owner/Operator: _____

Factors

Score

Building Use	Weighting Factor
School/Day Care	+ 3
Residential	+ 2
Commercial	+ 1
Manufacturing/Industrial	0
Garage Areas with Overhead Doors Open throughout the day	- 1

Building Occupancy	Weighting Factor
<i>Occupants (on Average)</i>	
> 100 Occupants per Day During the Heating Season	+ 3
51 - 100 Occupants per Day During the Heating Season	+ 2
1 - 50 Occupants per Day During the Heating Season	+ 1
Building Currently Vacant But Designed for Occupancy	0
Building Not Designed for Occupancy (e.g., storage)	- 5

Sub-Slab Systems	Weighting Factor
No Sub-Slab System in-place	0
Passive Venting System in Place Beneath Entire Building	- 4
Passive Venting System in Place Beneath Portion of Building	- 2
Active Venting System in Place Beneath Portion of Building	- 3
Vapor Barrier in Place Beneath Entire Building	- 2
Vapor Barrier in Place Beneath a Portion of Building	- 1
Passive Venting System on Exterior in Proximity to Building	- 1

Lowest Floor Slab Conditions/Construction	Weighting Factor
<i>Slab Condition</i>	
No Floor	+ 4
Significant Cracking	+ 3
Some Cracking	+ 2
Minor Cracking	+ 1
No Cracking	- 1
<i>Sealing of Floor Slab</i>	
Sealants on Floor in Good Condition Throughout Entire Building	- 2
Sealants on Floor in Good Condition Throughout Portions of Building	- 1
No Sealants on Floor Slab	0
<i>General Penetrations (drain lines, utility piping, etc.) of Floor Slab (lowest slab)</i>	
Limited (<5) Floor Penetrations	- 1
Numerous (5 - 25) Floor Penetrations	0
Significant (>25) Floor Penetrations	+ 1

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Lowest Floor Slab Conditions/Construction (Continued)	Weighting Factor
<u>Significant Penetrations (unsealed sumps, pits, oil/water separators, trench drains, etc.) - Lowest Floor Slab</u>	
No Significant Floor Penetrations	0
1 - 5 Significant Penetrations	+ 1
Numerous (>5) Significant Penetrations	+ 2
<u>Lowest Floor Slab Type</u>	
Basement	+ 3
Crawl Space Beneath Floor	+ 1
Slab on Grade	0
Caissons and Grade Beams	0

HVAC	Weighting Factor
Negative Pressure within building	+ 4
Positive Pressure within building	- 4
Pressure within building unknown	0
Clean Rooms withing Building	- 1

Location of Building on Landfill	Weighting Factor
<u>Documented Fill Areas (Aerials and Test Locations)</u>	
Not Over Documented Fill Area or Fill Removed from Beneath Building	- 3
Over a Documented Fill Area with Pre-1966 Fill	0
Over a Documented Fill Area with Post-1966 Fill (0-5')	+ 1
Over a Documented Fill Area with Post-1966 Fill (5'-10')	+ 2
Over a Documented Fill Area with Post 1966 Fill (>10')	+ 3
<u>FESL CVOC Areas</u>	
Over a Documented FESL CVOC Plume with Concentration of Total CVOCs greater than 1,000 µg/L	+ 5
Over a Documented FESL CVOC Plume with Concentration of Total CVOCs between 100 and 1,000 µg/L	+ 4
Over a Documented FESL CVOC Plume with Concentration of Total CVOCs between 20 and 100 µg/L	+ 3
Over a Documented FESL CVOC Plume with Concentration of Total CVOCs between 5 and 20 µg/L	+ 2
100-ft. or less between building and Documented FESL CVOC Plume greater than 5 µg/L	+ 1
100 ft to 500 ft. from a Documented FESL CVOC Plume with Concentration of Total CVOCs greater than 5 µg/L but direct preferential pathway to the Building from the Plume	+ 1
500 ft. or more from a Documented FESL CVOC Plume with Concentration of Total CVOCs greater than 5 µg/L but direct preferential pathway to the Building from the Plume	0
100 ft or more Hydraulically Downgradient of a Documented FESL CVOC Plume with Concentration of Total CVOCs greater than 5 µg/L with no direct preferential pathway to the Building from the Plume	+ 1
100-ft or more Hydraulically Upgradient of Documented FESL CVOC Plume with Concentration of Total CVOCs greater than 5 µg/L with no direct preferential pathway to the Building from the Plume	- 4
100-ft or more Hydraulically Cross-Gradient of Documented FESL CVOC Plume with Concentration of Total CVOCs greater than 5 µg/L with no direct preferential pathway to the Building from the Plume	- 2

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Site Reconnaissance Meter Readings Per Occurance	Weighting Factor	Each Discrete Occurance
<i>VOC Readings Presumed to be Attributable to FESL (ppb Rae)</i>		
ppb Rae readings of 0 - 50 ppb above background from cracks/floor penetrations	0	
ppb Rae readings of > 50 ppb above background from cracks/floor penetrations	+ 1	
<i>Methane Readings (LandTec Meter)</i>		
Methane Readings of 0 from cracks/floor penetrations	- 1	
Methane Readings of 0.1% - 1% from cracks/floor penetrations	+ 3	
Methane Readings of 1.1% - 2.5% from cracks/floor penetrations	+ 5	
Total:		0