Environmental Management Plan

Location:

1-5, 2, 4-6, 7-9, 8-8.5, 10, 11-15 Laura Street
1214-1216, 1222, 1228-1230, 1240, 1252 East Main Street
Rochester, New York 14609

Prepared For:

Division of Environmental Quality
City of Rochester
30 Church Street, Room 300-B
Rochester, New York 14614

LaBella Project No. 2182815.01

March 2020

300 State Street, Suite 201 | Rochester, NY 14614 | p 585-454-6110 | f 585-454-3066
www.labellapc.com

Table of Contents

FIGURES

APPENDICES

1.0 INTRODUCTION

This Environmental Management Plan (EMP) was developed to address regulated materials (e.g. urban fill, petroleum-impacted soil and groundwater, contaminated soil and groundwater, etc.), the potential to encounter unknown underground storage tanks (USTs), and other subsurface structures of environmental concern that are or may be present at the properties located at: 1-5, 2, 4-6, 7-9, 8-8.5, 10, 11-15 Laura Street and 1214-1216, 1222, 1228-1230, 1240, and 1252 East Main Street in the City of Rochester, Monroe County, New York, hereinafter referred to as the "Site." A Site Location Map is attached as Figure 1. This EMP is intended to be implemented in the event that future ground-intrusive work encounters regulated materials and/or other potential unknown impacts. In addition, the EMP includes 6 NYCRR Part 360 guidelines how to manage regulated waste such as urban fill materials, construction and demolition debris if encountered at the Site.

This EMP is not to be utilized for the property located at 1200 East Main Street. There is a separate, NYSDEC-approved SMP that governs all ground-intrusive activities for 1200 East Main Street.

2.0 SITE DESCRIPTION AND BACKGROUND

2.1 Site Description and History

The Site consists of ten City-owned parcels of undeveloped land currently addressed as:

- 1-5 Laura Street (S-B-L #106.76-1-40, 0.118 acres)
- 2 Laura Street (S-B-L #107.69-1-92, 0.05 acres)
- 4-6 Laura Street (S-B-L #107.69-1-93 , 0.117 acres)
- 7-9 Laura Street (S-B-L #106.76-1-39, 0.119 acres)
- 8-8.5 Laura Street (S-B-L #107.69-1-94, 0.118 acres)
- 10 Laura Street (S-B-L #107.69-1-95, 0.12 acres)
- 11-15 Laura Street (S-B-L #106.76-1-38, 0.119 acres)
- 1214-1216 East Main Street (S-B-L #106.76-1-43, 0.123 acres)
- 1222 East Main Street (S-B-L #106.76-1-42, 0.12 acres)
- 1228-1230 East Main Street (S-B-L #106.76-1-41, 0.12 acres)
- 1240 East Main Street (S-B-L #107.69-1-91, 0.2 acres)
- 1252 East Main Street (S-B-L #107.69-1-89, 0.123 acres)

The City is in the process of planning/designing the Site as a future police station for the Goodman district. A figure showing the location of each of these parcels is included as Figure 2.

The Site has a history of residential development for at least 108 years, with adjacent properties utilized for commercial and industrial purposes. Residential parcels with structures were identified as early as 1912.

2.2 Summary of Previous Studies

The following environmental reports were completed for the Site by LaBella:

- *Phase I Environmental Site Assessment – 1-5 Laura Street*, LaBella (June 7, 2018)
- *Phase I Environmental Site Assessment – 2 Laura Street,* LaBella (June 7, 2018)
- *Phase I Environmental Site Assessment – 4-6 Laura Street,* LaBella (June 7, 2018)
- *Phase I Environmental Site Assessment – 7-9 Laura Street,* LaBella (June 7, 2018)
- *Phase I Environmental Site Assessment – 8-8.5 Laura Street,* LaBella (June 7, 2018)
- *Phase I Environmental Site Assessment – 10 Laura Street,* LaBella (June 7, 2018)
- *Phase I Environmental Site Assessment – 11-15 Laura Street,* LaBella (June 7, 2018)
- *Phase I Environmental Site Assessment – 1214-1216 East Main Street,* LaBella (June 7, 2018)
- *Phase I Environmental Site Assessment – 1222 East Main Street,* LaBella (June 7, 2018)
- *Phase I Environmental Site Assessment – 1228-1230 East Main Street,* LaBella (June 7, 2018)
- *Phase I Environmental Site Assessment – 1240 East Main Street,* LaBella (June 7, 2018)
- *Phase I Environmental Site Assessment – 1252 East Main Street,* LaBella (June 7, 2018)
- *Phase II Environmental Site Assessment – 1-5, 2, 7-9, 8-8.5 Laura Street and 1200, 1214-1216, 1222, 1228-1230, 1240, 1244-1246, 1252 East Main Street,* LaBella (April 2019)
- *Phase II Environmental Site Assessment - 1-5, 7-9, 8-8.5, 10, 11-15 Laura Street and 1214-1216, 1222, 1228-1230, 1252 East Main Street,* LaBella (March 2020)

Although individual Phase I reports were generated for each property, a comprehensive summary of the findings for all properties associated with the Site is presented below. It should be noted that 2 Laura Street was merged into 1240 East Main Street.

<u>LaBella Phase I Environmental Site Assessments (June 2018)</u>

LaBella's Phase I ESAs identified the followings Recognized Environmental Conditions (RECs) or controlled RECs (CRECs) for each property:

<u>1-5 Laura Street</u>

- **REC for Historical Use of West Adjacent Property** – The west adjacent property is a listed New York State Department of Environmental Conservation (NYSDEC) Environmental Restoration Program (ERP) Site #B00129. According to documentation obtained from the NYSDEC, the property was formerly utilized as a gasoline filling station from before 1928 to at least 1993. Historic use of this facility as an automobile service facility and filling station resulted in petroleum contamination at the property. Confirmatory sampling indicated petroleum impacts remained on the property.

<u>2 Laura Street</u>

- **REC for Former Dwelling Footprint** – A former dwelling at the Site was demolished in 2013, and likely contained a basement or crawlspace. The source, composition, environmental and geotechnical quality of the backfill material used to fill in the basement or crawlspace is unknown. The property card for the dwelling indicated it was heated with fuel oil. Although the oil was likely contained in a basement above ground storage tank (AST), it is possible it was contained in an underground storage tank (UST). The condition of the former tank was not documented and it is unknown if the tank was removed.

- **REC for Historic Use of South Adjacent Property** – The south adjacent property, addressed as 1240 East Main Street, was formerly utilized as a residential property; former dwellings at the Site were demolished in 1953 and 2013, and likely contained a basement or crawlspace. The source, composition, and environmental and geotechnical quality of the backfill material used to fill in the basement or crawlspaces is unknown.
- **REC for Historic Use of South Adjacent Property, Industrial Use** - The south adjacent property, addressed as 1237-1261 East Main Street, has been utilized as Fedder Industrial Park since at least 1976 (approximately 42 years). The industrial park has included various commercial and industrial tenants including machine shops, print shops, laminating shops, woodworking, and finishing, and plating operations. Such operations are typically known to incorporate various solvents and petroleum products in their operations. Although Phase II ESAs have been performed at the south adjacent property associated with "closed" Spill #1006197 above, no information has been obtained to date regarding sampling locations or laboratory analytical results associated with the Phase II ESAs.

4-6 Laura Street

- No RECs or CRECs identified.

7-9 Laura Street

- **REC for Heating Oil** – According to municipal information obtained, the Site Building was heated with fuel oil.
- **REC for Historical Use of West Adjacent Property** – The west adjacent property is a listed NYSDEC ERP Site #B00129. According to documentation obtained from the NYSDEC, the property was formerly utilized as a gasoline filling station from before 1928 to at least 1993. Historic use of this facility as an automobile service facility and filling station resulted in petroleum contamination at the property. Confirmatory sampling indicated petroleum impacts remained on the property.

8-8.5 Laura Street

- **REC for Heating Oil** – According to information obtained from the Landmax Database, Inc. website, the Site Building is heated with fuel oil.

10 Laura Street

- No RECs or CRECs identified.

11-15 Laura Street

- No RECs or CRECs identified.

1214-1216 East Main Street

- **REC for Former Dwelling Footprint** – A former dwelling at the Site was demolished in 2016, and likely contained a basement or crawlspace. The source, composition and the environmental and geotechnical quality of the backfill material used to fill in the basement or crawlspace is unknown.
- **REC for Historic Use of South Adjacent Property** – The south adjacent property, addressed as 1185-1223 East Main Street, has been utilized for various industrial and commercial purposes included Rochester Fireworks manufacturer from at least 1892 until at least 1912, Unit Parts Rochester Corporation auto parts, including two underground storage tanks (USTs), from at least 1939 until at least 1954, and a bus garage from at least 1981 until present day.
- **CREC for Soil Vapor Intrusion** – The west adjacent property is a listed NYSDEC ERP Site #B00129. According to documentation obtained from the NYSDEC, the property was formerly utilized as a gasoline filling station from before 1928 to at least 1993. Historic use of this facility as an

automobile service facility and filling station resulted in petroleum contamination at the property. Confirmatory sampling indicated petroleum impact remained on the property. The property investigation completed under the ERP identified widespread petroleum contamination at the property with limited migration onto adjacent parcels to the north and east. Soil vapor samples were collected and evaluated on the Site in association with the ERP. A Sub-Slab Vapor Depressurization System (SSDS) was installed at the former Site Building to mitigate potential vapor intrusion into the building. Based on a Site Management Plan for the west adjacent property, soil vapor samples are required to be taken as part of pre-design for a future SSDS at the Site, for mitigation of potential vapor intrusion into future building(s) and to be taken after such system is installed to demonstrate compliance and confirmation of the active SSDS. These activities are to be coordinated with NYSDEC.

1222 East Main Street

- **REC for Former Dwelling Footprint** – A former dwelling at the Site was demolished in 2001, and likely contained a basement or crawlspace. The source, composition, and the environmental and geotechnical quality of the backfill material used to fill in the basement or crawlspace is unknown.
- **REC for Historic Use of Adjacent Properties** – The south adjacent property, addressed as 1233 East Main Street, has been utilized for various industrial and commercial purposes including Harper Method, Inc. (toilet preparations) from at least 1930 until at least 1967, IPS MacDonald Printing, Inc. from at least 1972 until at least 1992, and by Tom & Paul's Tire Trax Inc. (waste tire storage dealer) from at least 2007 until present day. Additionally, the south adjacent property, addressed as 1185-1223 East Main Street, has been utilized for various industrial and commercial purposes including Rochester Fireworks manufacturer from at least 1892 until at least 1912, Unit Parts Rochester Corporation auto parts, including two USTs, from at least 1939 until at least 1954, and a bus garage from at least 1981 until present day.

1228-1230 East Main Street

- **REC for Historic Use of Various Southern Adjacent Properties** - The south adjacent property, addressed as 1233 East Main Street, has been utilized for various industrial and commercial purposes including Harper Method Inc. (toilet preparations) from at least 1930 until at least 1967, IPS MacDonald Printing Company Inc. from at least 1972 until at least 1992, and by Tom & Paul's Tire Trax Inc. (waste tire storage dealer) from at least 2007 until present day. In addition, the southeast adjacent property, addressed as 1237-1261 East Main Street, has been utilized as Fedder Industrial Park since at least 1976 (approximately 42 years). The industrial park has included various commercial and industrial tenants including machine shops, print shops, laminating shops, woodworking, and finishing, and plating operations. Such operations are typically known to incorporate various solvents and petroleum products in their operations. Although Phase II ESAs have been performed at the southeast adjacent property associated with "closed" Spill #1006197 above, no information has been obtained to date regarding sampling locations or laboratory analytical results associated with the Phase II ESAs.

1240 East Main Street

- **REC for Former Dwelling Footprint** – Former dwellings at the Site were demolished in 1953 and 2013, and likely contained a basement or crawlspace. The source, composition, and environmental and geotechnical quality of the backfill material used to fill in the basements or crawlspaces is unknown.
- **REC for South Adjacent Property, Industrial Use** - The south adjacent property, addressed as 1237-1261 East Main Street, has been utilized as Fedder Industrial Park since at least 1976 (approximately 42 years). The industrial park has included various commercial and industrial

tenants including machine shops, print shops, laminating shops, woodworking, and finishing, and plating operations. Such operations are typically known to incorporate various solvents and petroleum products in their operations. Although Phase II ESAs have been performed at the south adjacent property associated with "closed" Spill #1006197 above, no information has been obtained to date regarding sampling locations or laboratory analytical results associated with the Phase II ESAs.

- **REC for Southwest Adjacent Property** – The southwest adjacent property, addressed as 1233 East Main Street, has been utilized for various industrial and commercial purposes from at least 1930 until at least 1967, again from at least 1972 until at least 1992, and again from at least 2007 until present day.

1252 East Main Street

- **REC for Former Dwelling Footprint** - A former dwelling at the Site was demolished in 2016, and likely contained a basement or crawlspace. The source, composition and the environmental and geotechnical quality of the backfill material used to fill in the basement or crawlspace is unknown.
- **REC for South Adjacent Property, Industrial Use** - The south adjacent property, addressed as 1237-1261 East Main Street, has been utilized as Fedder Industrial Park since at least 1976 (approximately 42 years). The industrial park has included various commercial and industrial tenants including machine shops, print shops, laminating shops, woodworking, and finishing, and plating operations. Such operations are typically known to incorporate various solvents and petroleum products in their operations. Although Phase II ESAs have been performed at the south adjacent property associated with "closed" Spill #1006197 above, no information has been obtained to date regarding sampling locations or laboratory analytical results associated with the Phase II ESAs.

LaBella Phase II Environmental Site Assessment (April 2019)

The April 2019 Phase II ESA conducted by LaBella included the following properties: 1-5, 2, 7-9, 8-8.5 Laura Street and 1200, 1214-1216, 1222, 1228-1230, 1240, 1244-1246, 1252 East Main Street. This Phase II ESA drew the following environmental conclusions:

- Fill materials were encountered in each test pit and soil boring advanced during the Phase II ESA. These fill materials will likely require removal from certain areas of the Site in order to support buildings and/or pavement. The removal of fill materials will require management in accordance with NYSDEC Part 360 regulations. In the event that fill materials cannot be re-worked on-Site due to site constraints, off-Site reuse would require a Beneficial Use Determination (approved by NYSDEC) or would require off-Site disposal at an approved landfill.
- No VOCs were detected above NYCRR Part 375 Unrestricted Use SCOs in any of the soil samples collected.
- SVOCs were detected in each of the four (4) surface soil samples; however only benzo(b)fluoranthene was detected at one location at a concentration above its respective NYCRR Part 375 Unrestricted Use SCO.
- Lead, mercury, and zinc were detected in surface soil samples above their respective NYCRR Part 375 Unrestricted Use SCOs.
- Once the City acquires the properties east of 1200 East Main Street, a second bedrock well in the vicinity of 1228-1230 East Main Street was recommended.

Additionally, this Phase II ESA included a Pre-Development Geotechnical Assessment Report from Foundation Design, P.C. (Foundation Design). The geotechnical assessment report drew the following geotechnical conclusions:

- Any new building was recommended to be constructed within the 1214-1216, 1222, and 1228-1230 East Main Street parcels and that should a building extend into Laura Street, deeper utility lines may require addressing.
- Future development should plan to remove in-place fill material and buried topsoil from proposed building footprints. These areas would require backfill/compaction with appropriate stone (e.g. crusher run). Foundation Design indicated that consideration could be given to utilizing the stone backfill placed in the remedial excavation identified as Area 4 at 1200 East Main and if this is utilized, the resulting void could be a location for placement of fill materials.
- Subsequent to removal/replacement of fill material, spread footing foundations systems with a slab on grade are feasible.
- A Site Classification of C (Very Dense Soil Profile) was recommended for the seismic design criteria.
- Future pavement areas were recommended to have the contractor rework and re-compact at leasr the upper 18-inches of in-place fill material with proof rolling observed by the Geotechnical Engineer. In addition, a geogrid was recommended to be placed on the subgrade prior to placing subbase. A slope of at least 2.0 percent was recommended to facilitate water flow to the stormwater system. Concrete pavements were recommended in loading dock and/or dumpster areas.
- Green infrastructure design (e.g. permeable pavement, rain gardens, infiltration chambers) should include infiltration tests to assess the rate infiltration.

A copy of this April 2019 Phase II ESA Report is included as Appendix 3.

<u>LaBella Phase II Environmental Site Assessment (March 2020)</u>

The March 2020 Phase II ESA conducted by LaBella included the following properties: 1-5, 4-6, 8-8.5, 10, 11-15 Laura Street and 1214-1216, 1222, 1228-1230, 1252 East Main Street. This Phase II ESA provided the following environmental conclusions:

- Fill materials were encountered in each test pit and soil boring advanced during the Phase II ESA. These fill materials due to geotechnical considerations will likely require removal from certain areas of the Site in order to support buildings. The fill materials will require management in accordance with NYSDEC Part 360 regulations. In the event that fill materials cannot be re-worked on-Site due to site constraints, off-Site reuse would require a Beneficial Use Determination (approved by NYSDEC) or would require off-Site disposal at an approved landfill.
- No VOCs were detected above NYCRR Part 375 Unrestricted Use SCOs in any of the soil samples collected.
- SVOCs above NYCRR Part 375 Unrestricted Use SCOs was restricted to the top 2-feet of soil across the properties evaluated.
- Lead, mercury, zinc, and copper were detected above their respective NYCRR Part 375 Unrestricted Use SCOs. Barium was detected above its NYCRR Part 375 Commercial Use SCO in surface soil sample SS-07 and as such, this soil is recommended for reuse beneath 1-ft. of clean material or beneath a hardscape (e.g., asphalt pavement).
- No compounds were detected above the NYCRR Part 703 Groundwater Quality Standards. Acetone and tetrachloroethene (PCE) were the only compounds detected above their laboratory method detection limits (MDLs).

Additionally, this Phase II ESA included a Geotechnical Engineering Investigation report from Ravi Engineering & Land Surveying, P.C. (Ravi). The geotechnical investigation report drew the following geotechnical conclusions:

- Installation of pavement, slab-on-grade structures, and footings is feasible on-Site following removal of fill materials that are present on the Site. Complete removal of existing fill materials was recommended to optimize long-term performance.
- Fill materials were observed from 0- to 6-feet during boring installation. The report states that the depth of random fill may in places be as great as 12-feet BGS or more.

A copy of this March 2020 Phase II ESA report is included as Appendix 4.

2.3 Site Geology

Based on the previous reports, the following information on site geology is provided:

Soils:

In general, soils on the west side of the project area were found to consist of varying amounts of brick, rock rubble, and cinders intermixed with finE sand/clay from 0 to 6-feet BGS, with native materials encountered at a typical depth of 4-feet BGS across the Site. A typical subsurface profile is expected to consist of random fill, over glacial till, over bedrock. The depth of the random fill may in places be as great as 8-feet or more. The depth to the top of bedrock is estimated to be approximately 8- to 16-feet BGS.

Groundwater:

Saturated conditions were not encountered in the overburden in any of the borings at the Site. Static groundwater levels measured in the shallow bedrock monitoring wells ranged from 15-feet BGS in BW-01 to 16-feet BGS in BW-02. Three monitoring wells were not installed at the Site and thus groundwater flow direction could not be confirmed. However, the adjacent 1200 East Main Street parcel has numerous wells and monitoring of those wells indicated that groundwater flow is generally to the south/southwest. Bedrock was encountered at depths ranging from 9.0-feet BGS to 13.0-feet BGS.

3.0 OBJECTIVE

This EMP is intended to provide guidance for the identification and management of regulated materials that may be encountered during construction-related excavations and ground intrusive work (e.g. subsurface utility work, excavation, grading, etc.) on the Site. The development of this EMP was generated based on the identification of urban fill on the Site, which is a regulated solid waste under NYSDEC Part 360, and the potential for other regulated materials to be present in the subsurface on-Site.

This EMP has been prepared in general accordance with current United States Environmental Protection Agency (USEPA) and NYSDEC non-hazardous waste disposal regulations, and to satisfy the requirements established by the NYSDEC regarding the handling of regulated materials generated during construction. In addition, the "Beneficial Use" provisions in 6 NYCRR Part 360.12 and 360.13 are referenced to assist with the management of soil and fill materials at the Site. Any changes made to these standards or

guideline subsequent to the date of this EMP may result in portions of this EMP becoming obsolete.

The Owner of the Site at the time of subsurface disturbance shall be primarily responsible for implementation of this EMP and third-parties conducting the subsurface work shall also have an obligation to conduct the work in conformance with this EMP and all federal, state, and local regulations. This EMP should be provided to future Owners, contractors, and other third-parties whose activities may disturb the subsurface at the Site. Additional parties to which the EMP has been distributed are listed in Section 3.2.

3.1 Applicability of Plan

This EMP applies to any activity that disturbs the surface soil or subsurface at the Site.

3.2 Distribution

One (1) electronic and one (1) hardcopy of this EMP have been distributed to the following parties:

Current Property Owner:

Mr. Paul Scuderi
Director of Real Estate
City of Rochester
30 Church Street, Room 300-B
Rochester, New York 14604

Local Municipality:

Division of Environmental Quality
City of Rochester
30 Church Street, Room 300-B
Rochester, New York 14614

4.0 ENVIRONMENTAL MANAGEMENT PLAN

This section of the EMP details field screening and the classification system to be used to segregate excavated soil and regulated materials during potential future subsurface work at the Site. The method to screen and segregate soil will rely on visual evidence of impairment, olfactory evidence of impairment, photo-ionization detector (PID) readings, and previous analytical data generated at the Site. The Site owner should consider engaging an Environmental Professional to assist with the management of any materials derived from subsurface excavations at the Site.

As noted above, both the Owner of the Site and the parties conducting the subsurface work have responsibility for compliance with this EMP. Any regulated materials, USTs, dry wells or other subsurface structures of environmental concern encountered must be managed in accordance with this EMP and all applicable Federal, State, and Local laws/regulations. The following is general guidance for the handling, reuse and/or disposal of impacted materials that may be encountered during future work at the Site.

4.1 Development of Screening Procedures for Excavated Soil

Upon encountering potentially impacted soil, on-Site contractors should follow their own company's Health and Safety Plan (HASP) to provide for worker protection. Various classes of material have been defined for the Site and will be managed and handled in a manner dictated by evidence of environmental impairment and anticipated re-use, and as allowed under the 6 NYCRR Part 360 Regulations. The classes of material are described in the below table.

Table 1 - Material Classifications

Class of Material	Description	Screening Parameter	Management/ Re-use of Material Requirements
Class 1	Layers of non-impacted soil and earth that do not contain evidence of impairment and do not appear to be associated with filling.	No discernable odor or staining and PID readings less than 5 ppm. Visibly free of regulated solid waste such as urban fill, construction and demolitions debris, etc.	On-Site Reuse: Per section 360.13(c) of the BUD Regulations, unrestricted use anywhere on the Site, if required or desired. Material can also be used on-site to cover Class 2 Materials. Off-Site Reuse: This material may be used off-Site in accordance with 6 NYCRR Part 360 provided the material is sampled in accordance with 6 NYCRR Part 360.13(e) Table 1 and in accordance with the appropriate reuse guidelines per 6 NYCRR Part 360.13(f) Table 2 and NYCRR Part 360.13(g). If the sampling results do not meet the 6 NYCRR Part 360.13(f) Table 2 Fill Material Beneficial Use requirements, the material should be disposed at a NYSDEC Part 360 landfill.
Class 2	Soil/Solid Waste Impacted Media including but not limited to construction and demolition debris, slag, ash, and cinders, etc. This includes soil in proximity to SS-07.	PID readings greater than 5 ppm, but less than 25 ppm without significant evidence of impairment (i.e. no significant odors or staining, etc.). Signs of regulated solid waste such as urban fill, construction and demolitions debris, etc.	**Sample in accordance with NYSDEC's Part 360 Regulations** On-Site Reuse: Per section 360.13 of the BUD Regulations, material may be re-used on-site under at least 1 ft of Class 1 Material or imported 'clean' fill, or placed under exterior impervious surfaces (e.g. asphalt, concrete, etc.). Off-Site Reuse: This material may be used off-Site in accordance with 6 NYCRR Part 360 provided the material is sampled in accordance with 6 NYCRR Part 360.13(e) Table 1 and in accordance with the appropriate reuse guidelines per 6 NYCRR Part 360.13(f) Table 2 and NYCRR Part 360.13(g). If the sampling results do not meet the 6 NYCRR Part 360.13(f) Table 2 Fill Material Beneficial Use requirements, the material should be disposed at a NYSDEC Part 360 landfill. NOTE: Off-Site reuse requires NYSDEC approval.
Class 3	Solid waste physically unacceptable for re-use or recycling (e.g. lumber, refuse, metal scrap, large foundations, large pieces of concrete or brick unacceptable for reuse on-site, drainage piping, municipal waste)	PID readings greater than 25 ppm and/or significant evidence of impairment (significant odors, staining, etc.).	**Sample in accordance with Disposal Facility Requirements** Cannot be re-used on-Site. Must be staged on and covered with 6-mil polyethylene sheeting pending disposal at a NYSDEC Part 360 landfill.

Note: In the event that petroleum impacts are encountered a spill should be called in to NYSDEC (refer to Section 4.7. In this event, NYSDEC should be consulted with for any proposed soil reuse.

4.2 Excavated Soil Management Procedures

The three (3) classes of soil described in Section 4.1 shall be managed on-site as follows:

- *Class 1 Materials* will be staged, in accordance with stormwater regulations, for later use as cover material or removed from the Site for reuse or disposal per the NYSDEC Part 360 regulations.

- *Class 2 Materials* will be staged on and covered with 6-mil polyethylene sheeting until either placed on-site or removed from the Site for re-use or disposal per the NYSDEC Part 360 regulations. The location of the designated staging area will be selected at the time of the excavation work.

- *Class 3 Materials* will be staged on and covered with 6-mil polyethylene sheeting until removed from Site for disposal after waste characterization and waste profiling. The location of the designated staging area will be selected at the time of the excavation work.

If Class 1, 2 or 3 Materials require disposal at a NYSDEC Part 360 landfill, the material may require waste characterization sampling and analysis prior to off-Site disposal. Waste characterization analysis parameters will be dependent upon the accepting waste disposal facility.

Class 1, Class 2, and Class 3 materials should be staged separately. The Contractor will be required to cover the Class 2 and 3 Materials with plastic sheeting during non-working hours. The covers will be anchored or weighted at the edges to prevent stormwater and/or wind-borne erosion. Class 1 material should be staged in accordance with stormwater regulations (NYSDEC and local municipality).

4.3 Waste Disposal Tracking

All Treatment, Storage, and Disposal (TSD) facilities and waste transporters must provide evidence of applicable NYSDEC permits prior to handling, transporting, and/or receiving impacted media.

All operators responsible for the removal and disposal of contaminated media shall comply with the applicable Federal, State, and local laws and regulations and policies. The Contractor shall provide the owner with documentation that the receiving facility is permitted to receive the accepted waste and the waste transporter is permitted to haul such wastes.

4.4 Waste Disposal Documentation

Documentation of proper disposal, including copies of all waste disposal manifests and disposal facility receipts shall be provided to the Site owner within 48-hours of removal of regulated materials from the Site.

4.5 Follow-up Sampling

In the event that petroleum impacts or other impacts (other than typical urban fill material) are excavated, subsequent to removal of such impacts, post-excavation confirmatory soil samples will be collected in accordance with the requirements of NYSDEC DER-10 Section 5.4(b)(5).

4.6 Encountering Orphan Underground Storage Tanks or Other Subsurface Structures of Environmental Concern

Should orphan UST(s) be encountered during subsurface activities at the Site, a specialty tank removal contractor (licensed to remove tanks within the City of Rochester) should be retained to decommission any tanks in accordance with applicable regulations. Removal of certain types of petroleum storage tanks is regulated by NYSDEC under 6 NYCRR Part 613, which requires that tanks out of use for 12 months or longer be closed in place or removed. If petroleum impacted soil and groundwater are encountered during the tank removal work, petroleum impacted soil shall be managed in accordance with Section 4.0.

4.7 NYSDEC Notification

Upon discovery of any petroleum-impacted media the NYSDEC Spills Hotline (1-800-457-7362 as of July 2019) must be notified within two (2) hours of discovery. Notification to the NYSDEC will be the responsibility of the Owner of the Site at the time when the petroleum-impacted media is discovered, but notification may be made by third-party representatives of the Owner (such as the contractor who encountered the contamination, the Owner's legal counsel and/or an environmental consultant who has been retained by the Owner).

4.8 Water Management

Based on the Phase II ESA testing, there are low-level VOCs and SVOCs in groundwater at the Site. Based on this, groundwater and/or water that enters excavations will require proper management and disposal. In the event that groundwater is encountered during intrusive activities, the water should be pumped to a holding tank and waste characterization testing completed. Waste characterization analysis parameters will be dependent upon the accepting waste disposal facility or municipal sewer discharge requirements. Upon characterization and disposal facility/municipal approval, this water will be managed in one of the following ways:

1. Disposal to sanitary sewer under permit with Monroe County Pure Waters; or
2. Transportation and off-Site disposal at an approved facility.

5.0 DECONTAMINATION OF EQUIPMENT

It is recommended that all equipment used on the work site and that comes in contact with impacted soil be decontaminated using manual methods to scrape off residual soil from construction activities. Impacted soil removed from equipment should be collected and staged with any impacted soil that has been excavated and is being managed as part of this plan. Persistent residue may require steam cleaning or other methods.

6.0 AIR MONITORING

In the event that subsurface work encounters regulated materials or petroleum/chemical impacts, air monitoring is recommended to identify and quantify airborne levels of hazardous substances and health hazards in order to determine the appropriate level of employee protection required for personnel working onsite. Refer to the HASP included in Appendix 5 for a description of personal protective equipment (PPE).

The Air Monitor will utilize a PID to screen the ambient air in the work areas for total VOCs. Work area ambient air will generally be monitored in the work area and downwind of the work area.

7.0 HEALTH AND SAFETY PLAN

This EMP contains a Site Specific HASP for the Site. The included HASP has been developed by LaBella Associates, D.P.C. is designated for ***LaBella personnel only*** should they be involved in future intrusive site work. A copy of this HASP is included in Appendix 5.

The LaBella Associates, D.P.C. HASP is included as an example. The Contactor(s) will need to develop and rely on their own HASP to manage health and safety issues associated with potential exposure to site chemicals of concern and any other potential issues. LaBella Associates, D.P.C. assumes no liability for the health and safety of personnel not employed or subcontracted by LaBella Associates, D.P.C.

8.0 COMMUNITY AIR MONITORING PLAN (CAMP)

Based on the previous work, there are some low-level concentrations of SVOCs and metals that have been detected in soil at the Site and low-level VOCs in soil and groundwater at the Site. As such, it is recommended that community air monitoring be implemented whenever regulated materials are encountered. A qualified environmental monitor is recommended to perform particulate and VOC ambient air monitoring during ground intrusive activities that encounter regulated materials. It is recommended that the New York State Department of Health (NYSDOH) Generic Community Air Monitoring Plan included as Appendix 1A in the NYSDEC Department of Environmental Remediation DER-10 guidance document be utilized. A copy of this plan is included in Appendix 6.

The CAMP will be implemented during intrusive work that will disturb known contamination or solid waste (i.e., urban fill at the Site) and when these materials are encountered in areas where the subsurface conditions are currently unknown. It should be noted that the air monitoring may identify elevated levels of VOCs or fugitive dust that may require mitigation. In this event the Contractor will be required to implement dust and VOC suppression measures as directed by the environmental professional that may include the following methods:

- Application of water on haul roads;
- Wetting equipment and excavation faces;
- Restricting vehicle speeds to 10 mph;
- Hauling material in properly tarped containers;
- Spraying water in buckets during excavation and dumping;
- Reducing excavation size and/or number of excavations.

The Contractor shall have an on-Site designated water truck or other dust suppression system. The Contractor shall obtain any necessary permits for hydrant usage, etc.

9.0 ENGINEERING CONTROLS

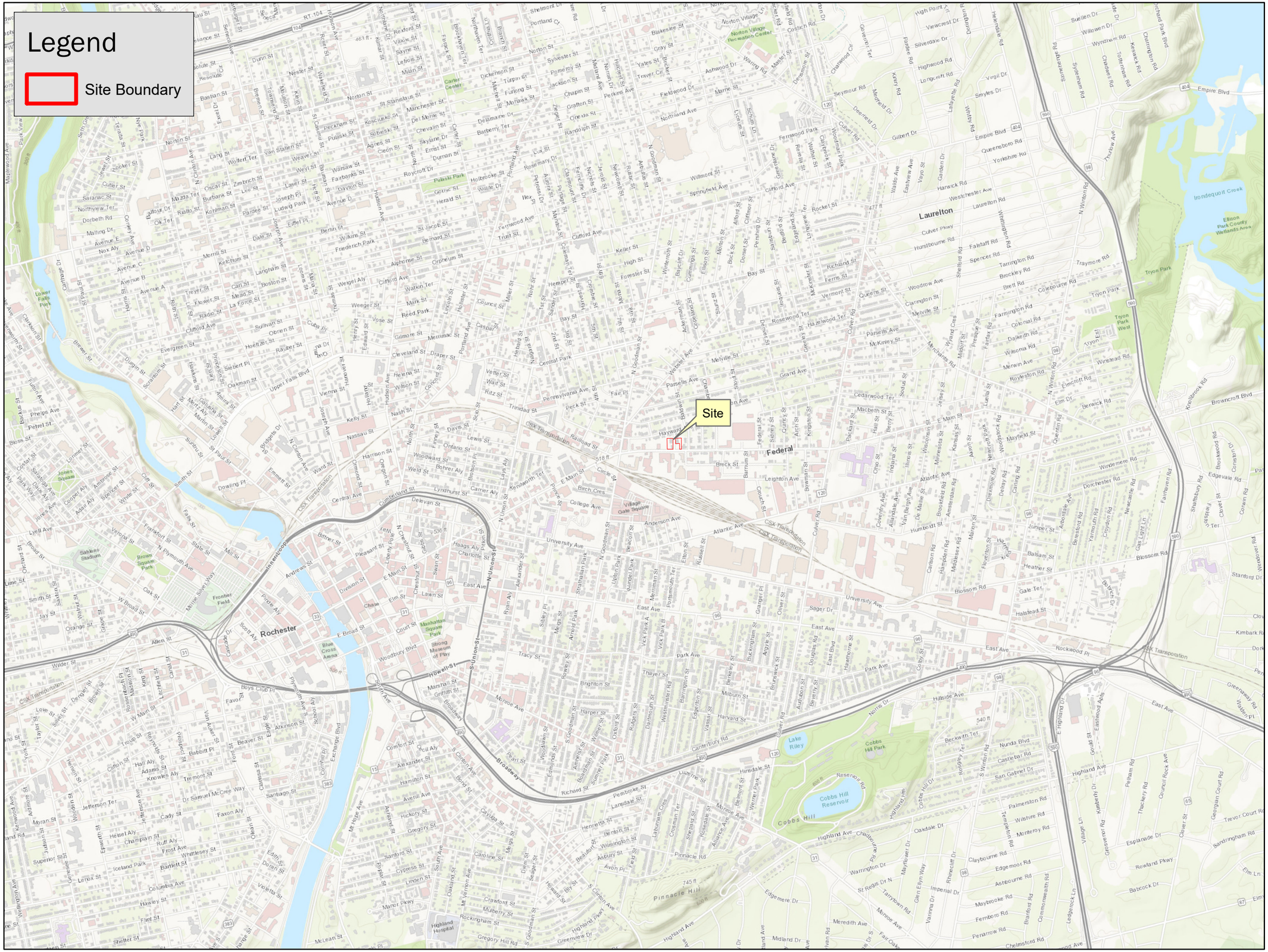
Due to the adjacent 1200 East Main Street parcel and related remaining contamination, it is recommended that prior to the construction of any enclosed structures (e.g., buildings) on the Site, the potential for soil vapor intrusion (SVI) be evaluated or alternatively potential SVI impacts could be mitigated proactively. Mitigation measures may include, but are not limited to, the use of engineering controls such as a vapor barrier and sub-slab depressurization system. Any SVI investigation work or SSDS designs shall be conducted in accordance with the New York State Department of Health's (NYSDOH) Guidance for Evaluating Soil Vapor Intrusion in the State of New York, 2006.

10.0 INSTITUTIONAL CONTROLS

Chapter 59 (Health and Sanitation), Article II (Nuisances and Sanitation), Part 59-27 (Water Supply) of the City Code has been interpreted to represent an institutional control that prohibits groundwater within the City limits, including the Site, from being used as a source of potable water.

\\Projects2\ProjectsNZ-2\Rochester, City\2182815 - E Main & Laura St Ph II ESA\Reports\EMP\2182815 - E Main and Laura DRAFT EMP.docx

FIGURES



N
W E
S

0 1,000 2,000
Feet
1 inch = 2,022 feet
INTENDED TO PRINT AS: 11" X 17"

LaBella
Powered by partnership.

CLIENT:
CITY OF ROCHESTER

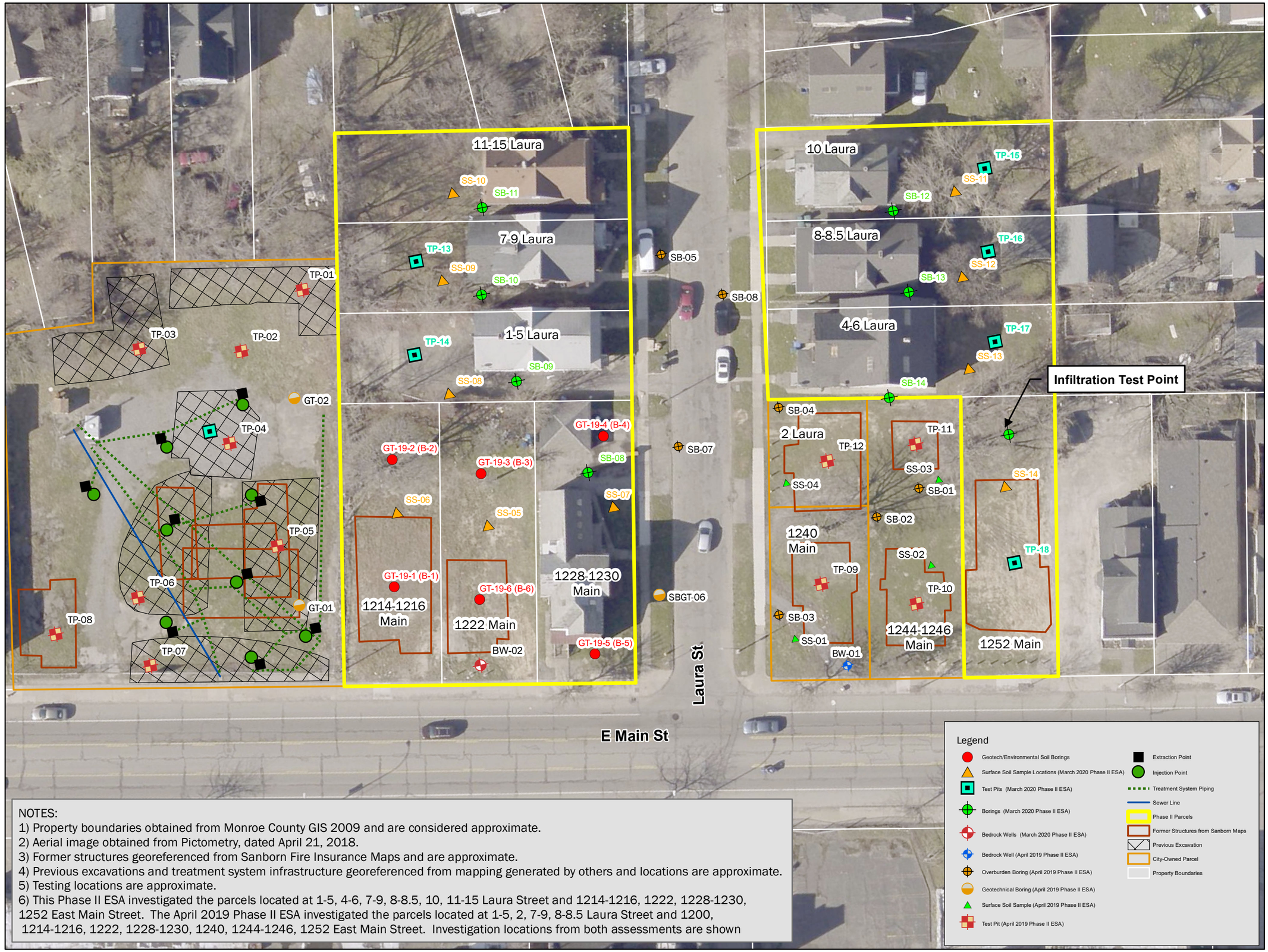
PROJECT:
EMP

LOCATION:
EAST MAIN AND
LAURA STREET
ROCHESTER, NEW YORK

TITLE:
SITE
LOCATION
MAP

PROJECT #/DRAWING #/ DATE
2182815.01
FIGURE 1
3/4/2020

\\Projects2\Projects\NZ-2\Rochester, City\2182815 - E Main & Laura St Ph II ESA\Reports\Figures\Figure 1.mxd



NOTES:
1) Property boundaries obtained from Monroe County GIS 2009 and are considered approximate.
2) Aerial image obtained from Pictometry, dated April 21, 2018.
3) Former structures georeferenced from Sanborn Fire Insurance Maps and are approximate.
4) Previous excavations and treatment system infrastructure georeferenced from mapping generated by others and locations are approximate.
5) Testing locations are approximate.
6) This Phase II ESA investigated the parcels located at 1-5, 4-6, 7-9, 8-8.5, 10, 11-15 Laura Street and 1214-1216, 1222, 1228-1230, 1252 East Main Street. The April 2019 Phase II ESA investigated the parcels located at 1-5, 2, 7-9, 8-8.5 Laura Street and 1200, 1214-1216, 1222, 1228-1230, 1240, 1244-1246, 1252 East Main Street. Investigation locations from both assessments are shown

Legend

- Geotech/Environmental Soil Borings
- Surface Soil Sample Locations (March 2020 Phase II ESA)
- Test Pits (March 2020 Phase II ESA)
- Borings (March 2020 Phase II ESA)
- Bedrock Wells (March 2020 Phase II ESA)
- Bedrock Well (April 2019 Phase II ESA)
- Overburden Boring (April 2019 Phase II ESA)
- Geotechnical Boring (April 2019 Phase II ESA)
- Surface Soil Sample (April 2019 Phase II ESA)
- Test Pit (April 2019 Phase II ESA)
- Extraction Point
- Injection Point
- Treatment System Piping
- Sewer Line
- Phase II Parcels
- Former Structures from Sanborn Maps
- Previous Excavation
- City-Owned Parcel
- Property Boundaries

N
W E
S

0 20 40
Feet
1 inch = 40 feet

INTENDED TO PRINT AS: 11" X 17"

LaBella
Powered by partnership.

CLIENT:
CITY OF ROCHESTER

PROJECT:
EMP

LOCATION:
EAST MAIN AND LAURA STREET ROCHESTER, NEW YORK

TITLE:
INVESTGATION LOCATIONS MAP

PROJECT #/DRAWING #/ DATE
2182815.01
FIGURE 2
3/5/2020

\\Projects2\Projects\NZ-2\Rochester, City\2182815 - E Main & Laura St Ph II ESA\Reports\Figures\Figure 2 Investigation locations.mxd

APPENDIX 1

Summary of Previous Investigation Analytical Data

APRIL 2019 PHASE II ESA DATA

Table 1
Phase II Environmental Site Assessment
East Main & Laura Street, Rochester, NY
Summary of TAL Metals in Soil
LaBella Project # 2182815

Sample ID	NYCRR Part 375 Unrestricted Use SCOs	NYCRR Part 375 Commercial Use SCOs	NYCRR Part 375 Protection of Groundwater SCOs	SS-01		SS-02		SS-03		SS-04		SB-01		SB-02		SB-04		SB-05		SB-08		C-1		C-2	
Sample Depth (ft bgs)				0-0.5		0-0.3		0-1.0		0-0.5		0.5-1		10-11		1-3		6-8		0.75-1.25		2.5-5		2.8-3	
Sample Date				10/22/2018		10/22/2018		10/22/2018		10/22/2018		10/22/2018		10/22/2018		10/22/2018		10/22/2018		11/1/2018		10/18/20108		10/18/2018	
				Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier
Method 6010C																									
Aluminum	NL	NL	NL	8550		9620		10100		7020		8060		6810		12000		4740		2020		7440		8120	
Antimony	NL	NL	NL	< 2.5		< 2.22		< 2.25		< 2.14		< 2.2		< 2.19		< 2.31		< 2.22		<4.09		< 2.18		< 2.23	
Arsenic	13	16	16	5.01		2.97		2.91		2.96		4.38		2.51		3.41		< 2.22		3.41		5.56		2.83	
Barium	350	400	820	58.7		74		73		49		45		49.7		62.3		24.6		18.5		300		41.8	
Beryllium	7.2	590	47	0.430		0.433		0.450		0.369		0.354		0.272		0.464		< 2.22		0.098	J	0.363		0.373	
Cadmium	2.5	9.3	7.5	< 0.626		< 0.555		< 0.564		< 0.536		< 0.551		< 0.547		< 0.578		< 0.556		0.442	J	1.44		< 0.557	
Calcium	NL	NL	NL	5570		33400		40100		49500		30100		51000		2720		70200		61100		40300		28700	
Chromium, trivalent	30	1500	NL	18.8		13.5		12.9		10.1		8.21		11.1		12.7		6.17		4.11		10.6		9.86	
Cobalt	NL	NL	NL	4.76		5.67		5.86		4.69		4.31		5.36		5.4		3.39		2.15		4.65		5.36	
Copper	50	270	1720	34.9		21		19		23		19.2		35.9		17.3		9.46		9.50		30.8		18	
Iron	NL	NL	NL	13900		15000		15000		13600		11000		14300		15000		9880		6170		15300		14700	
Lead	63	1000	450	158		125		113		100		41.8		87.4		117		6.07		25.1		355		42.6	
Magnesium	NL	NL	NL	2950		13600		14400		23900		7450		11500		2830		23300		18000		11700		6290	
Manganese	1600	10000	2000	385		350		381		368		312		734		353		314		249		378		606	
Nickel	30	310	130	11.2		14.7		13.4		12.2		9.95		14.2		10.9		7.42		7.67		10.5		12.3	
Potassium	NL	NL	NL	1150		1730		1520		1790		1450		1290		795		1160		315		1180		1430	
Selenium	3.9	1500	4	< 2.5		< 2.22		< 2.25		< 2.14		< 2.2		< 2.19		< 2.31		< 2.22		<1.64		< 2.18		< 2.23	
Silver	2	1500	8.3	< 1.25		< 1.11		< 1.13		< 1.07		< 1.1		< 1.09		< 1.16		< 1.11		<0.818		< 1.09		< 1.11	
Sodium	NL	NL	NL	130	B	165	B	163	B	210	B	397	B	197	B	< 116		185		153	J	345		210	B
Thallium	NL	NL	NL	< 2.5		< 2.22		< 2.25		< 2.14		< 2.2		< 2.19		< 2.31		< 2.22		<1.64		< 2.18		< 2.23	
Vanadium	NL	NL	NL	< 2.5		17.6		18.1		12.2		10.8		12		17.9		9.23		24.2		15.2		14.1	
Zinc	109	10000	2480	108		107		93.9		115		47.1		59.5		96.5		21.9		29.6		271		69.6	
Method 7471B																									
Mercury	0.18	2.8	0.73	0.277		0.134		0.147		0.153		0.0999		0.0315	B	0.118		< 0.0222		<0.067		0.284		0.0571	B

NOTES:
All values displayed in milligrams per kilograms (mg/kg) or parts per million (ppm)
"<" - Indicates compound was not detected above the indicated laboratory method detection limit (MDL).
NL indicates not listed
*indicates no NYCRR Part 375 value, corresponding CP-51 Supplemental Soil Cleanup Objective is listed
NT indicates sample not tested for specific compounds.
J indicates an estimated value. The Target analyte was below the quntitation limit (RL), but above the Method Detection Limit (MDL) or Estimated Detection Limit (EDL) for SPME-related analyses.
Yellow highlight indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(a) Unrestricted Use Soil Cleanup Objective (SCO)
Red font indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(b) CommercialUse SCO
Bold type indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(b) Protection of Groundwater SCO
Metals analyzed by USEPA Method 6010/7470
Mercury analyzed by USEPA Method 7471B.
B: The same analyte is found in the associated blank.

Table 2
Phase II Environmental Site Assessment
East Main & Laura Street, Rochester, NY
Summary of TCL and CP-51 Volatile Organic Compounds in Soil
LaBella Project # 2182815

Sample ID	NYCRR Part 375 Unrestricted Use SCOs	NYCRR Part 375 Commercial Use SCOs	NYCRR Part 375 Protection of Groundwater SCOs	SS-01		SS-02		SS-03		SS-04		SB-01		SB-02		SB-04		SB-05		SBGT-06		SB-08		BW-01		C-1		C-2	
Sample Depth (ft bgs)				0-0.5		0-0.3		0-1.0		0-0.5		0.5-1		10-11		1-3		6-8		6-8		12.75-13.4		8.5-9		2.5-5		2.8-3	
Sample Date				10/22/2018		10/22/2018		10/22/2018		10/22/2018		10/22/2018		10/22/2018		10/22/2018		10/22/2018		10/22/2018		11/1/2018		1/1/2018		10/18/20108		10/18/2018	
				Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier
1,1,1-Trichloroethane	0.68	500	0.68	< 0.00313		< 0.00277		< 0.00282		< 0.00268	J3	< 0.00276		< 0.00273		<0.00289		< 0.00278		< 0.00268		<0.00043		<0.00069		< 0.00273		< 0.00279	
1,1,2,2-Tetrachloroethane	NL	NL	0.6*	< 0.00313		< 0.00277		< 0.00282		< 0.00268		< 0.00276		< 0.00273		< 0.00289		< 0.00278		< 0.00268		<0.00043		<0.00069		< 0.00273		< 0.00279	
1,1,2-Trichloroethane	NL	NL	NL	< 0.00313		< 0.00277		< 0.00282		< 0.00268		< 0.00276		< 0.00273		< 0.00289		< 0.00278		< 0.00268		<0.00085		<0.0014		< 0.00273		< 0.00279	
1,1,2-Trichlorotrifluoroethane (freon 113)	NL	NL	6*	< 0.00313		< 0.00277		< 0.00282		< 0.00268	J3	< 0.00276		< 0.00273		< 0.00289		< 0.00278		< 0.00268		NL		NL		< 0.00273		< 0.00279	
1,1-Dichloroethane	0.27	240	0.27	< 0.00313		< 0.00277		< 0.00282		< 0.00268	J3	< 0.00276		< 0.00273		< 0.00289		< 0.00278		< 0.00268		<0.00085		<0.0014		< 0.00273		< 0.00279	
1,1-Dichloroethene	0.33	500	0.33	< 0.00313		< 0.00277		< 0.00282		< 0.00268	J3	< 0.00276		< 0.00273		< 0.00289		< 0.00278		< 0.00268		<0.00085		<0.0014		< 0.00273		< 0.00279	
1,2,3-Trichlorobenzene	NL	NL	NL	< 0.00313		< 0.00277		< 0.00282		< 0.00268		< 0.00276		< 0.00273		< 0.00289		< 0.00278		< 0.00268		NL		NL		< 0.00273		< 0.00279	
1,2,4-Trichlorobenzene	NL	NL	3.4*	< 0.0156		< 0.0139		< 0.0141		< 0.0134		< 0.0138		< 0.0137		< 0.0145		< 0.0139		< 0.0134		<0.0017		<0.0028		< 0.0136		< 0.0139	
1,2,4-Trimethylbenzene	3.6	190	3.6	< 0.00626		< 0.00555		< 0.00564		< 0.00536		< 0.00551		< 0.00547		< 0.00578		< 0.00556		< 0.00537		<0.0017		<0.0028		< 0.00545		< 0.00557	
1,2-Dibromo-3-Chloropropane	NL	NL	NL	< 0.0313		< 0.0277		< 0.0282		< 0.0268		< 0.0276		< 0.0273		< 0.0289		< 0.0278		< 0.0268		<0.0026		<0.0042		< 0.0273		<0.0279	
1,2-Dibromoethane	NL	NL	NL	< 0.00313	J4	< 0.00277	J4	< 0.00282	J4	< 0.00268	J4	< 0.0276	J4	< 0.0273	J4	< 0.0289	J4	< 0.0278	J4	< 0.0268	J4	<0.00085		<0.0014		< 0.0273	J4	<0.0279	J4
1,2-Dichlorobenzene	1.1	500	1.1	< 0.00626		< 0.00555		< 0.00564		< 0.00536		< 0.00551		< 0.00547		< 0.00578		< 0.00556		< 0.00537		<0.0017		<0.0028		< 0.00545		< 0.00557	
1,2-Dichloroethane	0.02	30	0.02	< 0.00313		< 0.00277		< 0.00282		< 0.00268		< 0.00276		< 0.00273		< 0.00289		< 0.00278		< 0.00268		<0.00085		<0.00069		< 0.00273		< 0.00279	
1,2-Dichloropropane	NL	NL	NL	< 0.00626		< 0.00555		< 0.00564		< 0.00536		< 0.00551		< 0.00547		< 0.00578		< 0.00556		< 0.00537		<0.00085		<0.0014		< 0.00545	Q	< 0.00557	Q
1,3,5-Trimethylbenzene	8.4	190	8.4	< 0.00626		< 0.00555		< 0.00564		< 0.00536	J3	< 0.00551		< 0.00547		< 0.00578		< 0.00556		< 0.00537		<0.0017		<0.0028		< 0.00545		< 0.00557	
1,3-Dichlorobenzene	2.4	280	2.4	< 0.00626		< 0.00555		< 0.00564		< 0.00536		< 0.00551		< 0.00547		< 0.00578		< 0.00556		< 0.00537		<0.0017		<0.0028		< 0.00545		< 0.00557	
1,4-Dichlorobenzene	1.8	130	1.8	< 0.00626		< 0.00555		< 0.00564		< 0.00536		< 0.00551		< 0.00547		< 0.00578		< 0.00556		< 0.00537		0.00053	J	<0.0028		< 0.00545		< 0.00557	
2-Hexanone	NL	NL	NL	< 0.0313		< 0.0277		< 0.0282		< 0.0268		< 0.0276		< 0.0273		< 0.0289		< 0.0278		< 0.0268		NL		<0.014		< 0.0273		< 0.0279	
4-Methyl-2-Pentanone (MIBK)	NL	NL	1*	< 0.0313		< 0.0277		< 0.0282		< 0.0268		< 0.0276		< 0.0273		< 0.0289		< 0.0278		< 0.0268		<0.0085		<0.014		< 0.0273		< 0.0279	
Acetone	0.05	500	0.05	< 0.0313		< 0.0277		< 0.0282		< 0.0268		< 0.0276		< 0.0273		< 0.0289		< 0.0278		< 0.0268		0.0051	J	<0.014		< 0.0273		< 0.0279	
Benzene	0.06	44	0.06	< 0.00125		< 0.00111		< 0.00113		< 0.00107	J3	< 0.0011		< 0.00109		< 0.0016		< 0.00111		< 0.00107		<0.00043		0.0003	J	< 0.00109		< 0.00111	
Bromochloromethane	NL	NL	NL	< 0.00626		< 0.00555		< 0.00564		< 0.00536		< 0.00551		< 0.00547		< 0.00578		< 0.00556		< 0.00537		NL		NL		< 0.00545		< 0.00557	
Bromodichloromethane	NL	NL	NL	< 0.00313		< 0.00277		< 0.00282		< 0.00268		< 0.00276		< 0.00273		< 0.00289		< 0.00278		< .00268		<0.00043		<0.00069		< 0.00273		< 0.00279	
Bromoform	NL	NL	NL	< 0.0313		< 0.0277		< 0.0282		< 0.0268		< 0.0276		< 0.0273		< 0.0289		< 0.0278		< 0.0268		<0.0034		<0.0055		< 0.0273		< 0.00279	
Bromomethane	NL	NL	NL	< 0.0156		< 0.0139		< 0.0141		< 0.0134	J3	< 0.0138		< 0.0137		< 0.01465		< 0.0139		< 0.0134		<0.0017		<0.0028		< 0.0136		<0.0139	
Carbon Disulfide	NL	NL	2.7*	< 0.0156		< 0.0139		< 0.0141		< 0.0134	J3	< 0.0138		< 0.0137		< 0.01465		<0.0139		< 0.0134		<0.0085		<0.014		< 0.0136		< 0.0139	
Carbon tetrachloride	0.76	22	0.76	< 0.00626		< 0.00555		< 0.00564		< 0.00536	J3	< 0.00551		< 00547		< 0.00578		< 0.00556		< 0.00537		<0.00085		<0.0014		< 0.00545		< 0.00557	
Chlorobenzene	1.1	500	1.1	< 0.00313		< 0.00277		< 0.00282		< 0.00268		< 0.00276		< 0.00273		< 0.00289		< 0.00278		< 0.00268		<0.00043		<0.00069		< 0.00273		< 0.00279	
Chlorodibromomethane	NL	NL	NL	< 0.00313		< 0.00277		< 0.00282		< 0.00268		< 0.00276		< 0.00273		< 0.00289		< 0.00278		< 0.00268		NL		NL		< 0.00273		< 0.00279	
Chloroethane	NL	NL	NL	< 0.00626		< 0.00555		< 0.00564		< 0.00536		< 0.00551		< 0.00547		< 0.00578		< 0.00556		< 0.00537		<0.0017		<0.0028		< 0.00545		< 0.00557	
Chloroform	0.37	350	0.37	< 0.00313		< 0.00277		< 0.00282		< 0.00268	J3	< 0.00276		< 0.00273		< 0.00289		< 0.00278		< 0.00268		<0.0013		<0.0021		< 0.00273		< 0.00279	
Chloromethane	NL	NL	NL	< 0.0156		< 0.0139		< 0.0141		< 0.0134	J3	< 0.0138		< 0.0137		< 0.0145		< 0.0139		< 0.0134		<0.0034		<0.0055		< 0.0136		< 0.0139	
cis -1,2-Dichloroethene	0.25	500	0.25	< 0.00313		< 0.00277		< 0.00282		< 0.00268	J3	< 0.00276		< 0.00273		< 0.00289		< 0.00278		< 0.00268		<0.00085		<0.0014		< 0.00273		< 0.00279	
cis -1,3-Dichloropropene	NL	NL	NL	< 0.00313		< 0.00277		< 0.00282		< 0.00268		NL		NL		NL		NL		NL		NL		NL		NL		NL	
Cyclohexane	NL	NL	NL	< 0.00313		< 0.00277		< 0.00282		< 0.00268	J3	< 0.00276		< 0.00273		< 0.00289		< 0.00278		< 0.00268		<0.0085		<0.014		< 0.00273		< 0.00279	
Dichlorodifluoromethane	NL	NL	NL	< 0.00313		< 0.00277		< 0.00282		< 0.00268		< 0.00276		< 0.00273		< 0.00289		< 0.00278		< 0.00268		<0.0085		<0.014		< 0.00273	Q	< 0.00279	Q
Ethylbenzene	1	390	1	< 0.00313		< 0.00277		< 0.00282		< 0.00268	J3	< 0.00276		< 0.00273		< 0.00289		< 0.00278		< 0.00268		<0.00085		<0.0014		< 0.00273		< 0.00279	
Isopropylbenzene	NL	NL	2.3*	< 0.00313		< 0.00277		< 0.00282		< 0.00268	J3	< 0.00276		< 0.00273		< 0.00289		< 0.00278		< 0.00268		<0.00085		<0.0014		< 0.00273		< 0.00279	
Methyl Acetate	NL	NL	NL	< 0.00626		< 0.00555		< 0.00564		< 0.00536	J3	< 0.00551		< 0.00547		< 0.00578		< 0.00556		< 0.00537		<0.0034		<0.0055		< 0.00545		< 0.00557	
Methyl Cyclohexane	NL	NL	NL	< 0.00626		< 0.00555		< 0.00564		< 0.00536	J3	< 0.00551		< 0.00547		< 0.00578		< 0.00556		< 0.00537		< 0.0034		<0.0055		< 0.00545		< 0.00557	
Methyl ethyl ketone (2-butanone)	0.12	500	0.12	< 0.0313		< 0.0277		< 0.0282		< 0.0268		< 0.0276		< 0.0273		< 0.0289		< 0.0278		< 0.0268		<0.0085		<0.014		< 0.00273	Q	< 0.0279	Q
Methyl tert-butyl ether	0.93	500	0.93	< 0.00125		< 0.00111		< 0.00113		< 0.00107		< 0.0011		< 00109		< 0.00116		< 0.00111		< 0.00107		<0.0017		<0.0069		< 0.00109		< 0.00111	
Methylene chloride	0.05	500	0.05	< 0.0313		< 0.0277		< 0.0282		< 0.0268		< 0.0276		< 0.0273		< 0.0289		< 0.0278		< 0.0268		<0.0043		<0.0069		< 0.0273		< 0.0279	
n - Propylbenzene	3.9	500	3.9	< 0.00626		< 0.00555		< 0.00564		< 0.00536	J3	< 0.00551		< 0.00547		< 0.00578		< 0.00556		< 0.00537		<0.00085		<0.0014		< 0.00545		< 0.00557	
Naphthalene	NL	NL	NL	< 0.0156		< 0.0139		< 0.0141		< 0.0134		< 0.0138		< 0.0137		< 0.0145		< 0.0139		< 0.0134		<0.0034		<0.0055		< 0.0136		< 0.0139	
n-Butylbenzene	12	500	12	< 0.0156		< 0.0139		< 0.0141		< 0.0134	J3	< 0.0138		< 0.0137		< 0.0145		< 0.0139		< 0.0134		<0.00085		<0.0014		< 0.0136		< 0.0139	
p-Isopropyltoluene	NL	NL	10*	< 0.00626		< 0.00555		< 0.00564		< 0.00536	J3	< 0.00551		< 0.00547		< 0.00578		< 0.00556		< 0.00537		<0.00085		<0.0014		< 0.00545		< 0.00557	
sec-Butylbenzene	11	500	11	< 0.0156		< 0.0139		< 0.0141		< 0.0134	J3	< 0.0138		< 0.0137		< 0.0145		< 0.0139		< 0.0134		<0.00085		<0.0014		< 0.0136		< 0.0139	
Styrene	NL	NL	NL	< 0.0156		< 0.0139		< 0.0141		< 0.0134		< 0.0138		< 0.0137		< 0.0145		< 0.0139		< 0.0134		<0.00085		<0.0014		< 0.0136		< 0.0139	
tert-Butylbenzene	5.9	500	5.9	< 0.00626	J4	< 0.00555	J4	< 0.00564	J4	< 0.00536	J4	< 0.00551	J4	< 0.00547	J4	< 0.00578	J4	< 0.00556	J4	< 0.00537	J4	<0.0017		<0.0028		< 0.00545	J4	< 0.00557	J4
Tetrachloroethene	1.3	150	1.3	< 0.00313		< 0.00277		< 0.00282		< 0.00268	J3	< 0.00276		< 0.00273		< 0.00289		< 0.00278		< 0.00268		<0.00043		<0.00069		< 0.00273		< 0.00279	
Toluene	0.7	500	0.7	< 0.00626		< 0.00555		< 0.00564		< 0.00536	J3	< 0.00551		< 0.00547		< 0.00578		< 0.00556		< 0.00537		<0.00085		0.00077	J	< 0.00545		< 0.00557	
trans-1,2-Dichloroethene	0.19	500	0.19	< 0.00626		< 0.00555		< 0.00564		< 0.00536	J3	<0.00551		< 0.00547		< 0.00578		< 0.00556		< 0.00537		<0.0013		<0.0021		< 0.00545		< 0.00557	
trans-1,3-Dichloropropene	NL	NL	NL	< 0.00626		< 0.00555		< 0.00564		< 0.00536		NL		NL		NL		NL		NL		NL		NL		NL		NL	
Trichloroethene	0.47	200	0.47	< 0.00125	J4	< 0.00111	J4	< 0.00113	J4	< 0.00107	J3 J4	< 0.0011	J4	< 0.00109	J4	< 0.00116	J4	< 0.00111	J4	< 0.00107	J4	<0.00043		<0.00069		< 0.00109	J4	< 0.00111	J4
Trichlorofluoromethane	NL	NL	NL	< 0.00313		< 0.00277		< 0.00282		< 0.00268	J3	< 0.00276		< 0.00273		< 0.00289		< 0.00278		< 0.00268		<0.0034		<0.0055		< 0.0273		< 0.00279	
Vinyl chloride	0.02	13	0.02	< 0.00313		< 0.00277		< 0.00282		< 0.00268	J3	< 0.00276		< 0.00273		< 0.00289		< 0.00278		< 0.00268		<0.00085		<0.0014		< 0.00273		< 0.00279	
o-xylene	0.26	500	1.6	< 0.00313		< 0.00277		< 0.00282		< 0.00268		< 0.00276		< 0.00273		< 0.00289		< 0.00278		< 0.00268		<0.00085		<0.0014		< 0.00273		< 0.00279	
m,p-xylene				< 0.00500		< 0.00444		< 0.00451		< 0.00429	J3	< 0.00441		< 0.00437		< 0.00463		< 0.00445		< 0.00429		<0.0017		<0.0028		< 0.00436		< 0.00446	

NOTES:
All values displayed in milligrams per kilograms (mg/kg) or parts per million (ppm).
"<" - Indicates compound was not detected above the indicated laboratory reported detection limit (RDL).
NL indicates not listed.
*indicates no Part 375 value, corresponding CP-51 Supplemental Soil Cleanup Objective is listed.
NT indicates sample not tested for specific compounds.
J indicates an estimated value. The Target analyte was below the quntitation limit (RL), but above the Method Detection Limit (MDL) or Estimated Detection Limit (EDL) for SPME-related analyses.
Yellow highlight indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(a) Unrestricted Use Soil Cleanup Objective (SCO)
Red font indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(b) CommercialUse SCO
Bold type indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(b) Protection of Groundwater SCO
J4: The associated batch QC was otuside the established quality control range for accuracy.
VOCs analyzed by USEPA Method 8260.
J4: The associated batch QC was otuside the established quality control range for accuracy.
Q: Sample was prepared and/or analyzed past recommended holding time. Concentrations should be considered minimum values.

Table 3A
Phase II Environmental Site Assessment
East Main & Laura Street, Rochester, NY
Summary of CP-51 Semi-Volatile Organic Compounds in Soil
LaBella Project # 2182815

Sample ID	NYCRR Part 375 Unrestricted Use SCOs	NYCRR Part 375 Commercial Use SCOs	NYCRR Part 375 Protection of Groundwater SCOs	SB-01		SB-02		SB-04		SB-05		SBGT-06		SB-08		C-1		C-2	
Sample Depth (ft bgs)				0.5-1		10-11		1-3		6-8		6-8		12.75-13.4		2.5-5		2.8-3	
Sample Date				10/22/2018		10/22/2018		10/22/2018		10/22/2018		10/22/2018		11/1/2018		10/18/2018		10/18/2018	
				Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier
2,4-Dimethylphenol	NL	NL	NL	NT		NT		NT		NT		NT		NT		< 3.63	J0	< 0.371	J0
Acenaphthene	20	500	98	< 0.0364		< 0.0361		< 0.0382		< 0.0367		< 0.0354		< 0.150		< 0.36		< 0.0368	
Acenapthylene	100	500	107	< 0.0364		< 0.0361		< 0.0382		< 0.0367		< 0.0354		< 0.150		< 0.36		< 0.0368	
Anthracene	100	500	1000	0.043		< 0.0361		0.117		< 0.0367		< 0.0354		< 0.110		< 0.36		< 0.0368	
Benz(a)anthracene	1	5.6	1	0.255		< 0.0361		0.341		< 0.0367		< 0.0354		< 0.110		< 0.36		< 0.0368	
Benzo(a)pyrene	1	1	22	0.294		< 0.0361		0.346		< 0.0367		< 0.0354		< 0.150		< 0.36		< 0.0368	
Benzo(b)fluoranthene	1	5.6	1.7	0.434		< 0.0361		0.519		< 0.0367		< 0.0354		< 0.110		0.367		0.0432	
Benzo(g,h,i)perylene	100	500	1000	0.203		< 0.0361		0.216		< 0.0367		< 0.0354		< 0.150		< 0.36		< 0.0368	
Benzo(k)fluoranthene	0.8	56	1.7	0.106		< 0.0361		0.141		< 0.0367		< 0.0354		< 0.110		< 0.36		< 0.0368	
Chrysene	1	56	1	0.256		< 0.0361		0.4		< 0.0367		< 0.0354		< 0.110		< 0.36		< 0.0368	
Dibenz(a,h)anthracene	0.33	0.56	1000	< 0.0364		< 0.0361		0.0555		< 0.0367		< 0.0354		< 0.110		< 0.36		< 0.0368	
Fluoranthene	100	500	1000	0.614		< 0.0361		0.911		< 0.0367		< 0.0354		< 0.110		0.653		0.0478	
Fluorene	30	500	386	< 0.0364		< 0.0361		< 0.0382		< 0.0367		< 0.0354		< 0.190		< 0.36		< 0.0368	
Hexachlorocyclopentadiene	NL	NL	NL	NT		NT		NT		NT		NT		< 0.540		< 3.63	J0	< 0.371	J0
Indeno(1,2,3-cd)pyrene	0.5	5.6	8.2	0.173		< 0.0361		0.188		< 0.0367		< 0.0354		< 0.150		< 0.36		< 0.0368	
Naphthalene	12	500	12	< 0.0364		< 0.0361		< 0.0382		< 0.0367		< 0.0354		< 0.190		< 0.36		< 0.0368	
Phenanthrene	100	500	1000	0.258		< 0.0361		0.431		< 0.0367		< 0.0354		< 0.110		NT		NT	
Pyrene	100	500	1000	0.457		< 0.0361		0.668		< 0.0367		< 0.0354		< 0.110		0.388		< 0.0368	

NOTES:
All values displayed in milligrams per kilograms (mg/kg) or parts per million (ppm)
"<" - Indicates compound was not detected above the indicated laboratory reported detection limit (RDL).
NL indicates not listed
*indicates no Part 375 value, corresponding CP-51 Supplemental Soil Cleanup Objective is listed
NT indicates sample not tested for specific compounds.
J indicates an estimated value. The Target analyte was below the quntitation limit (RL), but above the Method Detection Limit (MDL) or Estimated Detection Limit (EDL) for SPME-related analyses.
Yellow highlight indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(a) Unrestricted Use Soil Cleanup Objective (SCO)
Red font indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(b) CommercialUse SCO
Bold type indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(b) Protection of Groundwater SCO
J0: The assocaited batch QC was outside the established quality control range for precision.
SVOCs analyzed by USEPA Method 8270

Table 3B
Phase II Environmental Site Assessment
East Main & Laura Street, Rochester, NY
Summary of TCL and CP-51 Semi-Volatile Organic Compounds in Surface Soil
LaBella Project # 2182815

Sample ID	NYCRR Part 375 Unrestricted Use SCOs	NYCRR Part 375 Commercial Use SCOs	NYCRR Part 375 Protection of Groundwater SCOs	SS-01		SS-02		SS-03		SS-04	
Sample Depth (ft bgs)				0-0.5		0-0.3		0-1.0		0-0.5	
Sample Date				10/22/2018		10/22/2018		10/22/2018		10/22/2018	
				Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier
1,2,4,5-TETRACHLOROBENZENE	NL	NL	NL	< 2.09		< 1.85		< 1.88		< 1.79	
2,4,5-TRICHLOROPHENOL	NL	NL	NL	< 2.09		< 1.85		< 1.88		< 1.79	
2,4,6-TRICHLOROPHENOL	NL	NL	NL	< 2.09		< 1.85		< 1.88		< 1.79	
2,4-DICHLOROPHENOL	NL	NL	NL	< 2.09		< 1.85		< 1.88		< 1.79	
2,4-DIMETHYLPHENOL	NL	NL	NL	< 2.09	J0	< 1.85	J0	< 1.88	J0	< 1.79	J0
2,4-DINITROPHENOL	NL	NL	NL	< 2.09		< 1.85		< 1.88		< 1.79	
2,4-DINITROTOLUENE	NL	NL	NL	< 2.09		< 1.85		< 1.88		< 1.79	
2,6-DINITROTOLUENE	NL	NL	NL	< 2.09		< 1.85		< 1.88		< 1.79	
2-CHLORONAPHTHALENE	NL	NL	NL	< 0.206		< 0.183		< 0.186		< 0.177	
2-CHLOROPHENOL	NL	NL	NL	< 2.09		< 1.85		< 1.88		< 1.79	
2-METHYLNAPHTHALENE	NL	NL	NL	< 0.206		< 0.183		< 0.186		< 0.177	
2-METHYLPHENOL	0.33	500	0.33	< 2.09		< 1.85		< 1.88		< 1.79	
2-NITROANILINE	NL	NL	NL	< 2.09		< 1.85		< 1.88		< 1.79	
2-NITROPHENOL	NL	NL	NL	< 2.09		< 1.85		< 1.88		< 1.79	
3&4-METHYL PHENOL	0.33	500	0.33	< 2.09		< 1.85		< 1.88		< 1.79	
3,3-DICHLOROBENZIDINE	NL	NL	NL	< 2.09		< 1.85		< 1.88		< 1.79	
3-NITROANILINE	NL	NL	NL	< 2.09		< 1.85		< 1.88		< 1.79	
4,6-DINITRO-2-METHYLPHENOL	NL	NL	NL	< 2.09		< 1.85		<1.88		< 1.79	
4-BROMOPHENYL-PHENYLETHER	NL	NL	NL	< 2.09		< 1.85		< 1.88		< 1.79	
4-CHLORO-3-METHYLPHENOL	NL	NL	NL	< 2.09		< 1.85		< 1.88		< 1.79	
4-CHLOROANILINE	NL	NL	NL	< 2.09		< 1.85		< 1.88		< 1.79	
4-CHLOROPHENYL-PHENYLETHER	NL	NL	NL	< 2.09		< 1.85		< 1.88		< 1.79	
4-NITROANILINE	NL	NL	NL	< 2.09		< 1.85		< 1.88		< 1.79	
4-NITROPHENOL	NL	NL	NL	< 2.09		< 1.85		< 1.88		< 1.79	
ACENAPHTHENE	20	500	98	< 0.206		< 0.183		< 0.186		< 0.177	
ACENAPHTHYLENE	100	500	107	< 0.206		< 0.183		< 0.186		< 0.177	
ACETOPHENONE	NL	NL	NL	< 2.09		< 1.85		< 1.88		< 1.79	
ANTHRACENE	100	500	1000	< 0.206		< 0.183		< 0.186		< 0.177	
ATRAZINE	NL	NL	NL	< 2.09		< 1.85		< 1.88		< 1.79	
BENZALDEHYDE	NL	NL	NL	< 2.09	J3	< 1.85	J3	< 1.88	J3	< 1.79	J3
BENZO(A)ANTHRACENE	1	5.6	1	0.7		0.4		0.4		0.5	
BENZO(A)PYRENE	1	1	22	0.7		0.4		0.4		0.5	
BENZO(B)FLUORANTHENE	1	5.6	1.7	1.1		0.6		0.6		0.7	
BENZO(G,H,I)PERYLENE	100	500	1000	0.4		0.2		0.2		0.2	
BENZO(K)FLUORANTHENE	0.8	56	1.7	0.3		0.2		0.2		0.2	
BENZYLBUTYL PHTHALATE	NL	NL	NL	< 2.09		< 1.85		< 1.88		<1.79	
BIPHENYL	NL	NL	NL	< 2.09		< 1.85		< 1.88		< 1.79	
BIS(2-CHLORETHOXY)METHANE	NL	NL	NL	< 2.09		< 1.85		< 1.88		< 1.79	
BIS(2-CHLOROETHYL)ETHER	NL	NL	NL	< 2.09		< 1.85		< 1.88		< 1.79	
BIS(2-CHLOROISOPROPYL)ETHER	NL	NL	NL	< 2.09		< 1.85		< 1.88		< 1.79	
BIS(2-ETHYLHEXYL)PHTHALATE	NL	NL	NL	< 2.09		< 1.85		< 1.88		< 1.79	
CAPROLACTAM	NL	NL	NL	< 2.09		< 1.85		< 1.88		< 1.79	
CARBAZOLE	NL	NL	NL	< 2.09		< 1.85		< 1.88		< 1.79	
CHRYSENE	1	56	1	0.8		0.4		0.5		0.5	
DIBENZ(A,H)ANTHRACENE	0.33	0.56	1000	< 0.206		< 0.183		< 0.186		< 0.177	
DIBENZOFURAN	NL	NL	NL	< 2.09		< 1.85		< 1.88		< 1.79	
DIETHYL PHTHALATE	NL	NL	NL	< 2.09		< 1.85		< 1.88		< 1.79	
DIMETHYL PHTHALATE	NL	NL	NL	< 2.09		< 1.85		< 1.88		< 1.79	
DI-N-BUTYL PHTHALATE	NL	NL	NL	< 2.09		< 1.85		< 1.88		< 1.79	
DI-N-OCTYL PHTHALATE	NL	NL	NL	< 2.09		< 1.85		< 1.88		< 1.79	
FLUORANTHENE	100	500	1000	1.6		1.0		1.0		1.0	
FLUORENE	30	500	386	< 0.206		< 0.183		< 0.186		< 0.177	
HEXACHLORO-1,3-BUTADIENE	NL	NL	NL	< 2.09		< 1.85		< 1.88		< 1.79	
HEXACHLOROBENZENE	NL	NL	NL	< 2.09		< 1.85		< 1.88		< 1.79	
HEXACHLOROCYCLOPENTADIENE	NL	NL	NL	< 2.09	J0	< 1.85	J0	< 1.88	J0	< 1.79	J0
HEXACHLOROETHANE	NL	NL	NL	< 2.09		< 1.85		< 1.88		< 1.79	
INDENO(1,2,3-CD)PYRENE	0.5	5.6	8.2	0.4		0.2		0.2		0.2	
ISOPHORONE	NL	NL	NL	<2.09		< 1.85		< 1.88		< 1.79	
NAPHTHALENE	12	500	12	< 0.206		< 0.183		< 0.186		< 0.177	
NITROBENZENE	NL	NL	NL	< 2.09		< 1.85		< 1.88		< 1.79	
N-NITROSODI-N-PROPYLAMINE	NL	NL	NL	< 2.09		< 1.85		< 1.88		< 1.79	
N-NITROSODIPHENYLAMINE	NL	NL	NL	< 2.09		< 1.85		< 1.88		< 1.79	
PENTACHLOROPHENOL	0.8	500	1000	< 2.09		< 1.85		< 1.88		< 1.79	
PHENANTHRENE	100	500	1000	0.6		0.4		0.4		0.5	
PHENOL	0.33	500	0.33	< 2.09		< 1.85		< 1.88		< 1.79	
PYRENE	100	500	1000	1.2		0.7		0.7		0.8	

NOTES:
All values displayed in milligrams per kilograms (mg/kg) or parts per million (ppm)
"<" - Indicates compound was not detected above the indicated laboratory reported detection limit (RDL).
NL indicates not listed
*indicates no Part 375 value, corresponding CP-51 Supplemental Soil Cleanup Objective is listed
NT indicates sample not tested for specific compounds.
J indicates an estimated value. The Target analyte was below the quntitation limit (RL), but above the Method Detection Limit (MDL) or Estimated Detection Limit (EDL) for SPME-related analyses.
Yellow highlight indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(a) Unrestricted Use Soil Cleanup Objective (SCO)
Red font indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(b) CommercialUse SCO
Bold type indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(b) Protection of Groundwater SCO
J0: The assocaited batch QC was outside the established quality control range for precision.
SVOCs analyzed by USEPA Method 8270

Table 4
Phase II Environmental Site Assessment
East Main & Laura Street, Rochester, NY
Summary of Pesticides in Soil
LaBella Project # 2182815

Sample ID	NYCRR Part 375 Unrestricted Use SCOs	NYCRR Part 375 Commercial Use SCOs	NYCRR Part 375 Protection of Groundwater SCOs	SS-01		SS-02		SS-03		SS-04	
Sample Depth (ft bgs)				0-0.5		0-0.3		0-1.0		0-0.5	
Sample Date				10/22/2018		10/22/2018		10/22/2018		10/22/2018	
				Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier
ALDRIN	0.005	0.68	0.19	< 0.0250		< 0.0222		< 0.0225		< 0.0214	
ALPHA BHC	0.02	3.4	0.02	< 0.0250		< 0.0222		< 0.0225		< 0.0214	
BETA BHC	0.036	3	0.09	< 0.0250		< 0.0222		< 0.0225		< 0.0214	
DELTA BHC	0.04	500	0.25	< 0.0250		< 0.0222		< 0.0225		< 0.0214	
GAMMA BHC	NL	NL	NL	< 0.0250		< 0.0222		< 0.0225		< 0.0214	
CHLORDANE	0.094	24	2.9	< 0.250		< 0.222		< 0.225		< 0.214	P
4,4-DDD	0.0033	92	14	< 0.0250		< 0.0222		< 0.0225		< 0.0214	
4,4-DDE	0.0033	62	17	< 0.0250		< 0.0222	P	< 0.0225	P	0.0257	
4,4-DDT	0.0033	47	136	< 0.0250		< 0.0222		< 0.0225		0.0245	
DIELDRIN	0.005	1.4	0.1	< 0.0250		< 0.0222	P	< 0.0225		< 0.0214	
ENDOSULFAN I	2.4	200	102	< 0.0250		< 0.0222		< 0.0225		< 0.0214	
ENDOSULFAN II	2.4	200	102	< 0.0250		< 0.0222		< 0.0225		< 0.0214	
ENDOSULFAN SULFATE	2.4	200	1000	< 0.0250		< 0.0222		< 0.0225		< 0.0214	
ENDRIN	0.014	89	0.06	< 0.0250		< 0.0222		< 0.0225		< 0.0214	
ENDRIN ALDEHYDE	NL	NL	NL	< 0.0250		< 0.0222		< 0.0225		< 0.0214	
ENDRIN KETONE	NL	NL	NL	< 0.0250		< 0.0222		< 0.0225		< 0.0214	
HEPTACHLOR	0.042	15	0.38	< 0.0250		< 0.0222		< 0.0225		< 0.0214	
HEPTACHLOR EPOXIDE	NL	NL	NL	< 0.0250		< 0.0222		< 0.0225		< 0.0214	P
HEXACHLOROBENZENE	NL	NL	NL	< 0.0250		< 0.0222		< 0.0225		< 0.0214	
METHOXYCHLOR	NL	NL	NL	< 0.0250		< 0.0222		< 0.0225		< 0.0214	
TOXAPHENE	NL	NL	NL	< 0.500		< 0.444		< 0.451		< 0.429	

NOTES:
All values displayed in milligrams per kilograms (mg/kg) or parts per million (ppm)
"<" - Indicates compound was not detected above the indicated laboratory reported detection limit (RDL).
NL indicates not listed
*indicates no Part 375 value, corresponding CP-51 Supplemental Soil Cleanup Objective is listed
NT indicates sample not tested for specific compounds.
J indicates an estimated value. The Target analyte was below the quntitation limit (RL), but above the Method Detection Limit (MDL) or Estimated Detection Limit (EDL) for SPME-related analyses.
Yellow highlight indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(a) Unrestricted Use Soil Cleanup Objective (SCO)
Red font indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(b) CommercialUse SCO
Bold type indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(b) Protection of Groundwater SCO
J0: The assocaited batch QC was outside the established quality control range for precision.
Pesticides analyzed by USEPA Method 8081

Table 5
Phase II Environmental Site Assessment
East Main & Laura Street, Rochester, NY
Summary of Polychlorinated Biphenyls in Soil
LaBella Project # 2182815

Sample ID	NYCRR Part 375 Unrestricted Use SCOs	NYCRR Part 375 Commercial Use SCOs	NYCRR Part 375 Protection of Groundwater SCOs	SS-01		SS-02		SS-03		SS-04		SB-01		SB-02		SBGT-06		SB-08		C-1		C-2	
Sample Depth (ft bgs)				0-0.5		0-0.3		0-1.0		0-0.5		0.5-1		10-11		6-8		0.75-1.25		2.5-5		2.8-3	
Sample Date				10/22/2018		10/22/2018		10/22/2018		10/22/2018		10/22/2018		10/22/2018		10/22/2018		11/1/2018		10/18/20108		10/18/2018	
				Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier	Result	Qualifier
PCB 1016	TOTALS ONLY	TOTALS ONLY	TOTALS ONLY	< 0.0213		< 0.0189		< 0.0192		< 0.0182		< 0.0187		< 0.0186		< 0.0182		<0.0346		< 0.0185		< 0.0189	
PCB 1221				< 0.0213		< 0.0189		< 0.0192		< 0.0182		< 0.0187		< 0.0186		< 0.0182		<0.0346		< 0.0185		< 0.0189	
PCB 1232				< 0.0213		< 0.0189		< 0.0192		< 0.0182		< 0.0187		< 0.0186		< 0.0182		<0.0346		< 0.0185		< 0.0189	
PCB 1242				< 0.0213		< 0.0189		< 0.0192		< 0.0182		< 0.0187		< 0.0186		< 0.0182		<0.0346		< 0.0185		< 0.0189	
PCB 1248				< 0.0213		< 0.0189		< 0.0192		< 0.0182		< 0.0187		< 0.0186		< 0.0182		<0.0346		< 0.0185		< 0.0189	
PCB 1254				< 0.0213		< 0.0189		< 0.0192		< 0.0182		< 0.0187		< 0.0186		< 0.0182		<0.0346		< 0.0185		< 0.0189	
PCB 1260				< 0.0213		< 0.0189		< 0.0192		< 0.0182		< 0.0187		< 0.0186		< 0.0182		<0.0346		< 0.0185		< 0.0189	
Total PCBs	0.1	1	3.2	< 0.0213		< 0.0189		< 0.0192		< 0.0182		< 0.0187		< 0.0186		< 0.0182		<0.0346		< 0.0185		< 0.0189	

NOTES:
All values displayed in milligrams per kilograms (mg/kg) or parts per million (ppm)
"<" - Indicates compound was not detected above the indicated laboratory reported detection limit (RDL).
NL indicates not listed
*indicates no Part 375 value, corresponding CP-51 Supplemental Soil Cleanup Objective is listed
NT indicates sample not tested for specific analyte.
J indicates an estimated value. The Target analyte was below the quntitation limit (RL), but above the Method Detection Limit (MDL) or Estimated Detection Limit (EDL) for SPME-related analyses.
Yellow highlight indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(a) Unrestricted Use Soil Cleanup Objective (SCO)
Red font indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(b) CommercialUse SCO
Bold text indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(b) Protection of Groundwater SCO
PCBs analyzed by USEPA Method 8082

Table 6
Phase II Environmental Site Assessment
East Main & Laura Street, Rochester, NY
Summary of RCRA Metals in Groundwater
LaBella Project # 2182815

Sample ID	NYSDEC TOGS 1.1.1 AWQS	BW-01	
Sample Depth (ft bgs)			
Sample Date		10/22/2018	
		Result	Qualifier
Method 6020B			
Arsenic	25	0.26	J
Barium	1000	92.08	
Cadmium	5.0	0.07	J
Chromium, trivalent	50	0.53	J
Lead	25	0.46	J
Selenium	10	< 1.73	
Silver	50	< 0.16	
Method 7470B			
Mercury	0.70	< 0.06	

NOTES:

All values displayed in micrograms per liter (ug/l) or parts per billion (ppb)

"<" - Indicates compound was not detected above the indicated laboratory method detection limit (MDL).

NL indicates not listed

J indicates an estimated value. The Target analyte was below the quantitation limit (RL), but above the Method Detection Limit (MDL) or Estimated Detection Limit (EDL) for SPME-related analyses.

Yellow highlight indicates that the compound was detected at a concentration above its respective NYSDEC TOGS 1.1.1 AWQ Standard or Guidance Value

Metals analyzed by USEPA Method 6020B

Mercury analyzed by USEPA Method 7470B.

B: The same analyte is found in the associated blank.

Table 7
Phase II Environmental Site Assessment
East Main & Laura Street, Rochester, NY
Summary of TCL and CP-51 Volatile Organic Compounds in Groundwater
LaBella Project # 2182815

Sample ID	NYSDEC TOGS 1.1.1 AWQS	BW-01	
Sample Depth (ft bgs)			
Sample Date		10/22/2018	
		Result	Qualifier
1,1,1-Trichloroethane	5	<0.7	
1,1,2,2-Tetrachloroethane	5	< 0.17	
1,1,2-Trichloroethane	1	< 0.5	
1,1,2-Trichlorotrifluoroethane (freon 113)	NL	< 0.7	
1,1-Dichloroethane	5	< 0.7	
1,1-Dichloroethene	5	< 0.17	
1,2,4-Trichlorobenzene	5	< 0.7	
1,2,4-Trimethylbenzene	5	< 0.7	
1,2-Dibromo-3-Chloropropane	0.04	< 0.7	
1,2-Dibromoethane	0.6	< 0.65	
1,2-Dichlorobenzene	5	< 0.7	
1,2-Dichloroethane	0.6	< 0.13	
1,2-Dichloropropane	1	< 0.14	
1,3,5-Trimethylbenzene	5	< 0.7	
1,3-Dichlorobenzene	3	< 0.7	
1,4-Dichlorobenzene	3	< 0.7	
2-Hexanone	50	< 1	
4-Methyl-2-Pentanone (MIBK)	NL	< 1	
Acetone	50	< 1.5	
Benzene	1	< 0.16	
Bromodichloromethane	50	< 0.19	
Bromoform	50	< 0.65	
Bromomethane	5	< 0.7	
Carbon Disulfide	60	< 1	
Carbon tetrachloride	5	< 0.13	
Chlorobenzene	5	< 0.7	
Chlorodibromomethane	NL	< 0.15	
Chloroethane	5	< 0.7	
Chloroform	7	< 0.7	
Chloromethane	NL	< 0.7	
cis -1,2-Dichloroethene	5	< 0.7	
cis-1,3-Dichloropropene	0.4	< 0.14	
Cyclohexane	NL	< 0.27	
Dichlorodifluoromethane	5	< 1	
Ethylbenzene	5	< 0.7	
Isopropylbenzene	5	< 0.7	
Methyl Acetate	NL	< 0.23	
Methyl Cyclohexane	NL	< 0.4	
Methyl ethyl ketone (2-butanone)	50	< 1.9	
Methyl tert-butyl ether	10	< 0.7	
Methylene chloride	5	< 0.7	
n - Propylbenzene	5	< 0.7	
Naphthalene	10	< 0.7	
n-Butylbenzene	5	< 0.7	
p-Isopropyltoluene	5	< 0.7	
sec-Butylbenzene	5	< 0.7	
Styrene	5	< 0.7	
tert-Butylbenzene	5	< 0.7	
Tetrachloroethene	5	< 0.18	
Toluene	5	< 0.7	
trans-1,2-Dichloroethene	5	< 0.7	
trans-1,3-Dichloropropene	0.4	< 0.16	
Trichloroethene	5	< 0.18	
Trichlorofluoromethane	5	< 0.7	
Vinyl chloride	2	< 0.07	
o-xylene	5	< 0.7	
m,p-xylene		< 0.7	

NOTES:
All values displayed in micrograms per liter (ug/l) or parts per billion (ppb).
"<" - Indicates compound was not detected above the indicated laboratory method detection limit (MDL).
NL indicates not listed.
J indicates an estimated value. The Target analyte was below the quantitation limit (RL), but above the Method Detection Limit (MDL) or Estimated Detection Limit (EDL) for SPME-related analyses.
Yellow highlight indicates that the compound was detected at a concentration above its respective NYSDEC TOGS 1.1.1 AWQ Standard or Guidance Value
VOCs analyzed by USEPA Method 8260C.

Table 8
Phase II Environmental Site Assessment
East Main & Laura Street, Rochester, NY
Summary of CP-51 Semi-Volatile Organic Compounds in Groundwater
LaBella Project # 2182815

Sample ID	NYSDEC TOGS 1.1.1 AWQS	BW-01	
Sample Depth (ft bgs)			
Sample Date		10/22/2018	
		Result	Qualifier
Acenaphthene	20	< 0.04	
Acenapthylene	NL	< 0.04	
Anthracene	50	< 0.04	
Benz(a)anthracene	0.002	< 0.02	
Benzo(a)pyrene	ND	< 0.04	
Benzo(b)fluoranthene	0.002	< 0.02	
Benzo(g,h,i)perylene	NL	< 0.04	
Benzo(k)fluoranthene	0.002	< 0.04	
Chrysene	0.002	< 0.04	
Dibenz(a,h)anthracene	NL	< 0.04	
Fluoranthene	50	< 0.04	
Fluorene	50	< 0.04	
Indeno(1,2,3-cd)pyrene	0.002	< 0.04	
Phenanthrene	50	< 0.02	
Pyrene	50	< 0.04	

NOTES:
All values displayed in micrograms per liter (ug/l) or parts per billion (ppb)
"<" - Indicates compound was not detected above the indicated laboratory method detection limit (MDL).
NL indicates not listed
J indicates an estimated value. The Target analyte was below the quantitation limit (RL), but above the Method Detection Limit (MDL) or Estimated Detection Limit (EDL) for SPME-related analyses.
Yellow highlight indicates that the compound was detected at a concentration above its respective NYSDEC TOGS 1.1.1 AWQ Standard or Guidance Value
SVOCs analyzed by USEPA Method 8270D-SIM

MARCH 2020 PHASE II ESA DATA

Table 1
Phase II Environmental Site Assessment
E. Main and Laura Properties, Rochester, NY
Summary of VOCs in Soil
LaBella Project # 2182815.01

SAMPLE ID:	NYCRR Part 375 Unrestricted Use SCOs	NYCRR Part 375 Commerical Use SCOs	NYCRR Part 375 Protection of Groundwater SCOs	GT-19-1 (B-1)		GT-19-2 (B-2)		GT-19-3 (B-3)	
LAB ID:				L1957157-02		L1957157-01		L1957157-05	
COLLECTION DATE:				11/26/2019		11/26/2019		11/26/2019	
SAMPLE DEPTH:				7.5-8 ft bgs		6-6.5 ft bgs		4-4.5 ft bgs	
SAMPLE MATRIX:				SOIL		SOIL		SOIL	
ANALYTE	(mg/kg)	(mg/kg)	(mg/kg)	Conc	Q	Conc	Q	Conc	Q
VOLATILE ORGANICS BY GC/MS									
1,1,1-Trichloroethane	0.68	500	0.68	<0.00014	U	**0.0002**	**J**	<0.00016	U
1,1,2,2-Tetrachloroethane	NL	NL	NL	<0.00014	U	<0.00014	U	<0.00016	U
1,1,2-Trichloroethane	NL	NL	NL	<0.00023	U	<0.00023	U	<0.00026	U
1,1-Dichloroethane	0.27	240	0.27	<0.00012	U	<0.00012	U	<0.00014	U
1,1-Dichloroethene	0.33	500	0.33	<0.0002	U	<0.0002	U	<0.00023	U
1,2,4-Trichlorobenzene	NL	NL	NL	<0.00024	U	<0.00024	U	<0.00026	U
1,2,4-Trimethylbenzene	3.6	190	3.6	<0.00029	U	<0.00029	U	<0.00032	U
1,2-Dibromo-3-chloropropane	NL	NL	NL	<0.00086	U	<0.00086	U	<0.00097	U
1,2-Dibromoethane	NL	NL	NL	<0.00024	U	<0.00024	U	<0.00027	U
1,2-Dichlorobenzene	1.1	500	1.1	<0.00012	U	<0.00012	U	<0.00014	U
1,2-Dichloroethane	0.02	30	0.02	<0.00022	U	<0.00022	U	<0.00025	U
1,2-Dichloropropane	NL	NL	NL	<0.00011	U	<0.00011	U	<0.00012	U
1,3,5-Trimethylbenzene	8.4	190	8.4	<0.00017	U	<0.00017	U	<0.00019	U
1,3-Dichlorobenzene	2.4	280	2.4	<0.00013	U	<0.00013	U	<0.00015	U
1,4-Dichlorobenzene	1.8	130	1.8	<0.00015	U	<0.00015	U	<0.00017	U
2-Butanone	0.12	500	0.12	<0.0019	U	<0.0019	U	<0.0022	U
2-Hexanone	NL	NL	NL	<0.001	U	<0.001	U	<0.0012	U
4-Methyl-2-pentanone	NL	NL	NL	<0.0011	U	<0.0011	U	<0.0013	U
Acetone	0.05	500	0.05	<0.0042	U	<0.0042	U	<0.0047	U
Benzene	0.06	44	0.06	**0.00017**	**J**	<0.00014	U	<0.00016	U
Bromodichloromethane	NL	NL	NL	<0.00009	U	<0.00009	U	<0.00011	U
Bromoform	NL	NL	NL	<0.00021	U	<0.00021	U	<0.00024	U
Bromomethane	NL	NL	NL	<0.0005	U	<0.0005	U	<0.00057	U
Carbon disulfide	NL	NL	NL	<0.0039	U	<0.0039	U	<0.0044	U
Carbon tetrachloride	0.76	22	0.76	<0.0002	U	<0.0002	U	<0.00022	U
Chlorobenzene	1.1	500	1.1	<0.00011	U	<0.00011	U	<0.00012	U
Chloroethane	NL	NL	NL	<0.00039	U	<0.00039	U	<0.00044	U
Chloroform	0.37	350	0.37	<0.00012	U	<0.00012	U	<0.00014	U
Chloromethane	NL	NL	NL	<0.00081	U	<0.0008	U	<0.00091	U
cis-1,2-Dichloroethene	0.25	500	0.25	<0.00015	U	<0.00015	U	<0.00017	U
cis-1,3-Dichloropropene	NL	NL	NL	<0.00014	U	<0.00014	U	<0.00015	U
Cyclohexane	NL	NL	NL	<0.00047	U	<0.00047	U	<0.00053	U
Dibromochloromethane	NL	NL	NL	<0.00012	U	<0.00012	U	<0.00014	U
Dichlorodifluoromethane	NL	NL	NL	<0.00079	U	<0.00079	U	<0.00089	U
Ethylbenzene	1	390	1	<0.00012	U	<0.00012	U	<0.00014	U
Freon-113	NL	NL	NL	<0.0006	U	<0.0006	U	<0.00068	U
Isopropylbenzene	NL	NL	NL	<0.00009	U	<0.00009	U	<0.00011	U
Methyl Acetate	NL	NL	NL	<0.00082	U	<0.00082	U	<0.00093	U
Methyl cyclohexane	NL	NL	NL	<0.00052	U	<0.00052	U	<0.00059	U
Methyl tert butyl ether	0.93	500	0.93	<0.00017	U	<0.00017	U	<0.0002	U
Methylene chloride	0.05	500	0.05	<0.002	U	<0.002	U	<0.0022	U
n-Butylbenzene	12	500	12	<0.00014	U	<0.00014	U	<0.00016	U
n-Propylbenzene	3.9	500	3.9	<0.00015	U	<0.00015	U	<0.00017	U
Naphthalene	12	500	12	<0.00056	U	<0.00056	U	<0.00063	U
o-Xylene	0.26	500	1.6	<0.00025	U	<0.00025	U	<0.00028	U
p-Isopropyltoluene	NL	NL	NL	<0.00009	U	<0.00009	U	<0.00011	U
p/m-Xylene	0.26	500	1.6	<0.00048	U	<0.00048	U	<0.00055	U
sec-Butylbenzene	11	500	11	<0.00013	U	<0.00013	U	<0.00014	U
Styrene	NL	NL	NL	<0.00017	U	<0.00017	U	<0.00019	U
tert-Butylbenzene	5.9	500	5.9	<0.0001	U	<0.0001	U	<0.00012	U
Tetrachloroethene	1.3	150	1.3	<0.00017	U	**0.0005**		**0.00039**	**J**
Toluene	0.7	500	0.7	**0.00048**	**J**	<0.00047	U	<0.00053	U
trans-1,2-Dichloroethene	0.19	500	0.19	<0.00012	U	<0.00012	U	<0.00013	U
trans-1,3-Dichloropropene	NL	NL	NL	<0.00024	U	<0.00024	U	<0.00027	U
Trichloroethene	0.47	200	0.47	<0.00012	U	<0.00012	U	<0.00013	U
Trichlorofluoromethane	NL	NL	NL	<0.0006	U	<0.0006	U	<0.00068	U
Vinyl chloride	0.02	13	0.02	<0.00029	U	<0.00029	U	<0.00033	U
Total VOCs				0.00065		0.0007		0.00039	

NOTES:
All values displayed in milligrams per kilograms (mg/kg) or parts per million (ppm)
"<" - Indicates compound was not detected above the indicated laboratory method detection limit (MDL).
Italic font indicates the compound was not detected above the MDL but the MDL exceeds one or more applicable SCO.
Bold font indicates that the compound was detected at a concentration above its respective MDL.
Yellow highlight indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(a) Unrestricted Use Soil Cleanup Objective (SCO).
Single Underline indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(b) Commercial Use SCO.
Bold italic font indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(b) Protection of Groundwater SCO.
VOCs analyzed by USEPA Method 8260
NL indicates Not Listed
J indicates an estimated value
U indicates the concentration was not detected above MDL

LaBella
Powered by partnership.

Table 1
Phase II Environmental Site Assessment
E. Main and Laura Properties, Rochester, NY
Summary of VOCs in Soil
LaBella Project # 2182815.01

SAMPLE ID:	NYCRR Part 375 Unrestricted Use SCOs	NYCRR Part 375 Commerical Use SCOs	NYCRR Part 375 Protection of Groundwater SCOs	GT-19-4 (B-4)		GT-19-5 (B-5)		GT-19-6 (B-6)	
LAB ID:				L1956543-01		L1957157-03		L1957157-04	
COLLECTION DATE:				11/22/2019		11/26/2019		11/26/2019	
SAMPLE DEPTH:				6-7 ft bgs		4-4.5 ft bgs		7-7.5 ft bgs	
SAMPLE MATRIX:				SOIL		SOIL		SOIL	
ANALYTE	(mg/kg)	(mg/kg)	(mg/kg)	Conc	Q	Conc	Q	Conc	Q
VOLATILE ORGANICS BY GC/MS									
1,1,1-Trichloroethane	0.68	500	0.68	<0.00015	U	<0.00014	U	**0.00028**	J
1,1,2,2-Tetrachloroethane	NL	NL	NL	<0.00015	U	<0.00014	U	<0.00014	U
1,1,2-Trichloroethane	NL	NL	NL	<0.00025	U	<0.00023	U	<0.00023	U
1,1-Dichloroethane	0.27	240	0.27	<0.00013	U	<0.00012	U	<0.00012	U
1,1-Dichloroethene	0.33	500	0.33	<0.00022	U	<0.0002	U	<0.0002	U
1,2,4-Trichlorobenzene	NL	NL	NL	<0.00025	U	<0.00023	U	<0.00023	U
1,2,4-Trimethylbenzene	3.6	190	3.6	<0.00031	U	<0.00028	U	<0.00029	U
1,2-Dibromo-3-chloropropane	NL	NL	NL	<0.00092	U	<0.00085	U	<0.00086	U
1,2-Dibromoethane	NL	NL	NL	<0.00026	U	<0.00024	U	<0.00024	U
1,2-Dichlorobenzene	1.1	500	1.1	<0.00013	U	<0.00012	U	<0.00012	U
1,2-Dichloroethane	0.02	30	0.02	<0.00024	U	<0.00022	U	<0.00022	U
1,2-Dichloropropane	NL	NL	NL	<0.00012	U	<0.00011	U	<0.00011	U
1,3,5-Trimethylbenzene	8.4	190	8.4	<0.00018	U	<0.00016	U	<0.00017	U
1,3-Dichlorobenzene	2.4	280	2.4	<0.00014	U	<0.00013	U	<0.00013	U
1,4-Dichlorobenzene	1.8	130	1.8	<0.00016	U	<0.00015	U	<0.00015	U
2-Butanone	0.12	500	0.12	<0.002	U	<0.0019	U	<0.0019	U
2-Hexanone	NL	NL	NL	<0.0011	U	<0.001	U	<0.001	U
4-Methyl-2-pentanone	NL	NL	NL	<0.0012	U	<0.0011	U	<0.0011	U
Acetone	0.05	500	0.05	<0.044	U	<0.0041	U	<0.0041	U
Benzene	0.06	44	0.06	<0.00015	U	<0.00014	U	<0.00014	U
Bromodichloromethane	NL	NL	NL	<0.0001	U	<0.00009	U	<0.00009	U
Bromoform	NL	NL	NL	<0.00023	U	<0.00021	U	<0.00021	U
Bromomethane	NL	NL	NL	<0.00054	U	<0.0005	U	<0.0005	U
Carbon disulfide	NL	NL	NL	<0.0042	U	<0.0039	U	<0.0039	U
Carbon tetrachloride	0.76	22	0.76	<0.00021	U	<0.0002	U	<0.0002	U
Chlorobenzene	1.1	500	1.1	<0.00012	U	<0.00011	U	<0.00011	U
Chloroethane	NL	NL	NL	<0.00042	U	<0.00039	U	<0.00039	U
Chloroform	0.37	350	0.37	<0.00013	U	<0.00012	U	<0.00012	U
Chloromethane	NL	NL	NL	<0.00086	U	<0.0008	U	<0.0008	U
cis-1,2-Dichloroethene	0.25	500	0.25	<0.00016	U	<0.00015	U	<0.00015	U
cis-1,3-Dichloropropene	NL	NL	NL	<0.00014	U	<0.00014	U	<0.00014	U
Cyclohexane	NL	NL	NL	<0.0005	U	<0.00046	U	<0.00047	U
Dibromochloromethane	NL	NL	NL	<0.00013	U	<0.00012	U	<0.00012	U
Dichlorodifluoromethane	NL	NL	NL	<0.00084	U	<0.00078	U	<0.00079	U
Ethylbenzene	1	390	1	<0.00013	U	<0.00012	U	<0.00012	U
Freon-113	NL	NL	NL	<0.00064	U	<0.00059	U	<0.0006	U
Isopropylbenzene	NL	NL	NL	<0.0001	U	<0.00009	U	<0.00009	U
Methyl Acetate	NL	NL	NL	<0.00088	U	<0.00081	U	<0.00082	U
Methyl cyclohexane	NL	NL	NL	<0.00056	U	<0.00052	U	<0.00052	U
Methyl tert butyl ether	0.93	500	0.93	<0.00018	U	<0.00017	U	<0.00017	U
Methylene chloride	0.05	500	0.05	<0.0021	U	<0.002	U	<0.002	U
n-Butylbenzene	12	500	12	<0.00015	U	<0.00014	U	<0.00014	U
n-Propylbenzene	3.9	500	3.9	<0.00016	U	<0.00015	U	<0.00015	U
Naphthalene	12	500	12	<0.0006	U	<0.00056	U	<0.00056	U
o-Xylene	0.26	500	1.6	<0.00027	U	<0.00025	U	<0.00025	U
p-Isopropyltoluene	NL	NL	NL	<0.0001	U	<0.00009	U	<0.00009	U
p/m-Xylene	0.26	500	1.6	<0.00052	U	<0.00048	U	<0.00048	U
sec-Butylbenzene	11	500	11	<0.00013	U	<0.00012	U	<0.00012	U
Styrene	NL	NL	NL	<0.00018	U	<0.00017	U	<0.00017	U
tert-Butylbenzene	5.9	500	5.9	<0.00011	U	<0.0001	U	<0.0001	U
Tetrachloroethene	1.3	150	1.3	<0.00018	U	**0.00043**		**0.00064**	
Toluene	0.7	500	0.7	<0.0005	U	<0.00046	U	<0.00047	U
trans-1,2-Dichloroethene	0.19	500	0.19	<0.00013	U	<0.00012	U	<0.00012	U
trans-1,3-Dichloropropene	NL	NL	NL	<0.00025	U	<0.00023	U	<0.00024	U
Trichloroethene	0.47	200	0.47	<0.00013	U	<0.00012	U	<0.00012	U
Trichlorofluoromethane	NL	NL	NL	<0.00064	U	<0.00059	U	<0.0006	U
Vinyl chloride	0.02	13	0.02	<0.00031	U	<0.00029	U	<0.00029	U
Total VOCs				N/A		0.00043		0.00092	

NOTES:
All values displayed in milligrams per kilograms (mg/kg) or parts per million (ppm)
"<" - Indicates compound was not detected above the indicated laboratory method detection limit (MDL).
Italic font indicates the compound was not detected above the MDL but the MDL exceeds one or more applicable SCO.
Bold font indicates that the compound was detected at a concentration above its respective MDL.
Yellow highlight indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(a) Unrestricted Use Soil Cleanup Objective (SCO).
Single Underline indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(b) Commercial Use SCO.
Bold italic font indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(b) Protection of Groundwater SCO.
VOCs analyzed by USEPA Method 8260
NL indicates Not Listed
J indicates an estimated value
U indicates the concentration was not detected above MDL

LaBella
Powered by partnership.

Table 1
Phase II Environmental Site Assessment
E. Main and Laura Properties, Rochester, NY
Summary of VOCs in Soil
LaBella Project # 2182815.01

SAMPLE ID:	NYCRR Part 375 Unrestricted Use SCOs	NYCRR Part 375 Commerical Use SCOs	NYCRR Part 375 Protection of Groundwater SCOs	SB-09		SB-10		SB-11	
LAB ID:				L1960052		L1960052		L1960052	
COLLECTION DATE:				12/9/2019		12/9/2019		12/9/2019	
SAMPLE DEPTH:				3.5 ft bgs		4.2 ft bgs		2 ft bgs	
SAMPLE MATRIX:				SOIL		SOIL		SOIL	
ANALYTE	(mg/kg)	(mg/kg)	(mg/kg)	Conc	Q	Conc	Q	Conc	Q
VOLATILE ORGANICS BY GC/MS									
1,1,1-Trichloroethane	0.68	500	0.68	<0.00016	U	<0.00014	U	<0.00015	U
1,1,2,2-Tetrachloroethane	NL	NL	NL	<0.00016	U	<0.00014	U	<0.00015	U
1,1,2-Trichloroethane	NL	NL	NL	<0.00026	U	<0.00023	U	<0.00024	U
1,1-Dichloroethane	0.27	240	0.27	<0.00014	U	<0.00012	U	<0.00013	U
1,1-Dichloroethene	0.33	500	0.33	<0.00023	U	<0.0002	U	<0.00021	U
1,2,4-Trichlorobenzene	NL	NL	NL	<0.00026	U	<0.00023	U	<0.00024	U
1,2,4-Trimethylbenzene	3.6	190	3.6	<0.00032	U	<0.00028	U	<0.00030	U
1,2-Dibromo-3-chloropropane	NL	NL	NL	<0.00096	U	<0.00085	U	<0.00089	U
1,2-Dibromoethane	NL	NL	NL	<0.00027	U	<0.00024	U	<0.00025	U
1,2-Dichlorobenzene	1.1	500	1.1	<0.00014	U	<0.00012	U	<0.00013	U
1,2-Dichloroethane	0.02	30	0.02	<0.00025	U	<0.00022	U	<0.00023	U
1,2-Dichloropropane	NL	NL	NL	<0.00012	U	<0.00011	U	<0.00011	U
1,3,5-Trimethylbenzene	8.4	190	8.4	<0.00018	U	<0.00016	U	<0.00017	U
1,3-Dichlorobenzene	2.4	280	2.4	<0.00014	U	<0.00013	U	<0.00013	U
1,4-Dichlorobenzene	1.8	130	1.8	<0.00016	U	<0.00015	U	<0.00015	U
2-Butanone	0.12	500	0.12	<0.0021	U	<0.0019	U	<0.002	U
2-Hexanone	NL	NL	NL	<0.0011	U	<0.001	U	<0.001	U
4-Methyl-2-pentanone	NL	NL	NL	<0.0012	U	<0.0011	U	<0.0011	U
Acetone	0.05	500	0.05	<0.0046	U	<0.0041	U	<0.0043	U
Benzene	0.06	44	0.06	<0.00016	U	<0.00014	U	<0.00015	U
Bromodichloromethane	NL	NL	NL	<0.0001	U	<0.00009	U	<0.0001	U
Bromoform	NL	NL	NL	<0.00024	U	<0.00021	U	<0.00022	U
Bromomethane	NL	NL	NL	<0.00056	U	<0.0005	U	<0.00052	U
Carbon disulfide	NL	NL	NL	<0.0044	U	<0.0039	U	<0.0041	U
Carbon tetrachloride	0.76	22	0.76	<0.00022	U	<0.0002	U	<0.00021	U
Chlorobenzene	1.1	500	1.1	<0.00012	U	<0.00011	U	<0.00011	U
Chloroethane	NL	NL	NL	<0.00043	U	<0.00039	U	<0.0004	U
Chloroform	0.37	350	0.37	<0.00013	U	<0.00012	U	<0.00012	U
Chloromethane	NL	NL	NL	<0.0009	U	<0.0008	U	<0.00083	U
cis-1,2-Dichloroethene	0.25	500	0.25	<0.00017	U	<0.00015	U	<0.00016	U
cis-1,3-Dichloropropene	NL	NL	NL	<0.00015	U	<0.00014	U	<0.00014	U
Cyclohexane	NL	NL	NL	<0.00052	U	<0.00046	U	<0.00049	U
Dibromochloromethane	NL	NL	NL	<0.00013	U	<0.00012	U	<0.00012	U
Dichlorodifluoromethane	NL	NL	NL	<0.00088	U	<0.00078	U	<0.00082	U
Ethylbenzene	1	390	1	<0.00014	U	<0.00012	U	<0.00013	U
Freon-113	NL	NL	NL	<0.00067	U	<0.00059	U	<0.00062	U
Isopropylbenzene	NL	NL	NL	<0.00096	U	<0.00009	U	<0.0001	U
Methyl Acetate	NL	NL	NL	<0.00091	U	<0.00081	U	<0.00085	U
Methyl cyclohexane	NL	NL	NL	<0.00058	U	<0.00052	U	<0.00054	U
Methyl tert butyl ether	0.93	500	0.93	<0.00019	U	<0.00017	U	<0.00018	U
Methylene chloride	0.05	500	0.05	<0.0022	U	<0.002	U	<0.002	U
n-Butylbenzene	12	500	12	<0.00016	U	<0.00014	U	<0.00015	U
n-Propylbenzene	3.9	500	3.9	<0.00016	U	<0.00015	U	<0.00015	U
Naphthalene	12	500	12	<0.00062	U	<0.00056	U	<0.00058	U
o-Xylene	0.26	500	1.6	<0.00028	U	<0.00025	U	<0.00026	U
p-Isopropyltoluene	NL	NL	NL	<0.0001	U	<0.00009	U	<0.0001	U
p/m-Xylene	0.26	500	1.6	<0.00054	U	<0.00048	U	<0.0005	U
sec-Butylbenzene	11	500	11	<0.00014	U	<0.00012	U	<0.00013	U
Styrene	NL	NL	NL	<0.00019	U	<0.00017	U	<0.00018	U
tert-Butylbenzene	5.9	500	5.9	<0.00011	U	<0.0001	U	<0.0001	U
Tetrachloroethene	1.3	150	1.3	<0.00019	U	<0.00017	U	<0.00018	U
Toluene	0.7	500	0.7	<0.00096	U	<0.00046	U	<0.00049	U
trans-1,2-Dichloroethene	0.19	500	0.19	0.00028	J	**0.00024**	**J**	<0.00012	U
trans-1,3-Dichloropropene	NL	NL	NL	<0.00026	U	<0.00023	U	<0.00024	U
Trichloroethene	0.47	200	0.47	<0.00013	U	<0.00012	U	<0.00012	U
Trichlorofluoromethane	NL	NL	NL	<0.00067	U	<0.00059	U	<0.00062	U
Vinyl chloride	0.02	13	0.02	<0.00032	U	<0.00029	U	<0.0003	U
Total VOCs				0.00028		0.00024		N/A	-

NOTES:
All values displayed in milligrams per kilograms (mg/kg) or parts per million (ppm)
"<" - Indicates compound was not detected above the indicated laboratory method detection limit (MDL).
Italic font indicates the compound was not detected above the MDL but the MDL exceeds one or more applicable SCO.
Bold font indicates that the compound was detected at a concentration above its respective MDL.
Yellow highlight indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(a) Unrestricted Use Soil Cleanup Objective (SCO).
Single Underline indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(b) Commercial Use SCO.
Bold italic font indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(b) Protection of Groundwater SCO.
VOCs analyzed by USEPA Method 8260
NL indicates Not Listed
J indicates an estimated value
U indicates the concentration was not detected above MDL

LaBella
Powered by partnership.

Table 1
Phase II Environmental Site Assessment
E. Main and Laura Properties, Rochester, NY
Summary of VOCs in Soil
LaBella Project # 2182815.01

SAMPLE ID:	NYCRR Part 375 Unrestricted Use SCOs	NYCRR Part 375 Commerical Use SCOs	NYCRR Part 375 Protection of Groundwater SCOs	SB-12		SB-13		SB-14	
LAB ID:				L1960052		L1960052		L1960052	
COLLECTION DATE:				12/9/2019		12/9/2019		12/9/2019	
SAMPLE DEPTH:				3.5 ft bgs		13 ft bgs		6 ft bgs	
SAMPLE MATRIX:				SOIL		SOIL		SOIL	
ANALYTE	(mg/kg)	(mg/kg)	(mg/kg)	Conc	Q	Conc	Q	Conc	Q
VOLATILE ORGANICS BY GC/MS									
1,1,1-Trichloroethane	0.68	500	0.68	<0.00014	U	<0.00015	U	<0.00013	U
1,1,2,2-Tetrachloroethane	NL	NL	NL	<0.00014	U	<0.00015	U	<0.00013	U
1,1,2-Trichloroethane	NL	NL	NL	<0.00022	U	<0.00024	U	<0.00021	U
1,1-Dichloroethane	0.27	240	0.27	<0.00012	U	<0.00013	U	<0.00011	U
1,1-Dichloroethene	0.33	500	0.33	<0.0002	U	<0.00021	U	<0.00018	U
1,2,4-Trichlorobenzene	NL	NL	NL	<0.00022	U	<0.00024	U	<0.00021	U
1,2,4-Trimethylbenzene	3.6	190	3.6	<0.00028	U	<0.0003	U	<0.00026	U
1,2-Dibromo-3-chloropropane	NL	NL	NL	<0.00082	U	<0.0009	U	<0.00077	U
1,2-Dibromoethane	NL	NL	NL	<0.00023	U	<0.00025	U	<0.00022	U
1,2-Dichlorobenzene	1.1	500	1.1	<0.00012	U	<0.00013	U	<0.00011	U
1,2-Dichloroethane	0.02	30	0.02	<0.00021	U	<0.00023	U	<0.0002	U
1,2-Dichloropropane	NL	NL	NL	<0.0001	U	<0.00011	U	<0.0001	U
1,3,5-Trimethylbenzene	8.4	190	8.4	<0.00016	U	<0.00017	U	<0.00015	U
1,3-Dichlorobenzene	2.4	280	2.4	<0.00012	U	<0.00013	U	<0.00011	U
1,4-Dichlorobenzene	1.8	130	1.8	<0.00014	U	<0.00015	U	<0.00013	U
2-Butanone	0.12	500	0.12	<0.0018	U	<0.002	U	<0.0017	U
2-Hexanone	NL	NL	NL	<0.00097	U	<0.0011	U	<0.00091	U
4-Methyl-2-pentanone	NL	NL	NL	<0.001	U	<0.0012	U	<0.00099	U
Acetone	0.05	500	0.05	<0.004	U	<0.0043	U	<0.0037	U
Benzene	0.06	44	0.06	<0.00014	U	**0.00059**		**0.00022**	**J**
Bromodichloromethane	NL	NL	NL	<0.00009	U	<0.0001	U	<0.00008	U
Bromoform	NL	NL	NL	<0.0002	U	<0.00022	U	<0.00019	U
Bromomethane	NL	NL	NL	<0.00048	U	<0.00052	U	<0.00045	U
Carbon disulfide	NL	NL	NL	<0.0037	U	<0.0041	U	<0.0035	U
Carbon tetrachloride	0.76	22	0.76	<0.00019	U	<0.00021	U	<0.00018	U
Chlorobenzene	1.1	500	1.1	<0.0001	U	<0.00011	U	<0.0001	U
Chloroethane	NL	NL	NL	<0.00037	U	<0.00041	U	<0.00035	U
Chloroform	0.37	350	0.37	<0.00012	U	<0.00012	U	<0.00011	U
Chloromethane	NL	NL	NL	<0.00077	U	<0.00084	U	<0.00072	U
cis-1,2-Dichloroethene	0.25	500	0.25	<0.00014	U	<0.00016	U	<0.00014	U
cis-1,3-Dichloropropene	NL	NL	NL	<0.00013	U	<0.00014	U	<0.00012	U
Cyclohexane	NL	NL	NL	<0.00045	U	<0.00049	U	<0.00042	U
Dibromochloromethane	NL	NL	NL	<0.00012	U	<0.00012	U	<0.00011	U
Dichlorodifluoromethane	NL	NL	NL	<0.00075	U	<0.00082	U	<0.00071	U
Ethylbenzene	1	390	1	<0.00012	U	<0.00013	U	<0.00011	U
Freon-113	NL	NL	NL	<0.00057	U	<0.00062	U	<0.00054	U
Isopropylbenzene	NL	NL	NL	<0.00009	U	<0.0001	U	<0.00008	U
Methyl Acetate	NL	NL	NL	<0.00078	U	**0.0024**	**J**	<0.00074	U
Methyl cyclohexane	NL	NL	NL	<0.0005	U	**0.0012**	**J**	<0.00047	U
Methyl tert butyl ether	0.93	500	0.93	<0.00016	U	<0.00018	U	<0.00016	U
Methylene chloride	0.05	500	0.05	<0.0019	U	<0.002	U	<0.0018	U
n-Butylbenzene	12	500	12	<0.00014	U	<0.00015	U	<0.00013	U
n-Propylbenzene	3.9	500	3.9	<0.00014	U	<0.00015	U	<0.00013	U
Naphthalene	12	500	12	<0.00054	U	<0.00058	U	<0.0005	U
o-Xylene	0.26	500	1.6	<0.00024	U	<0.00026	U	<0.00022	U
p-Isopropyltoluene	NL	NL	NL	<0.00009	U	<0.0001	U	<0.00008	U
p/m-Xylene	0.26	500	1.6	<0.00046	U	**0.00069**	**J**	<0.00043	U
sec-Butylbenzene	11	500	11	<0.00012	U	<0.00013	U	<0.00011	U
Styrene	NL	NL	NL	<0.00016	U	<0.00018	U	<0.00015	U
tert-Butylbenzene	5.9	500	5.9	<0.0001	U	<0.00011	U	<0.00009	U
Tetrachloroethene	1.3	150	1.3	<0.00016	U	<0.00018	U	<0.00015	U
Toluene	0.7	500	0.7	<0.00045	U	**0.0012**		**0.0005**	**J**
trans-1,2-Dichloroethene	0.19	500	0.19	<0.00011	U	**0.0004**	**J**	**0.0007**	**J**
trans-1,3-Dichloropropene	NL	NL	NL	<0.00022	U	<0.00024	U	<0.00021	U
Trichloroethene	0.47	200	0.47	<0.00011	U	<0.00012	U	<0.00011	U
Trichlorofluoromethane	NL	NL	NL	<0.00057	U	<0.00062	U	<0.00054	U
Vinyl chloride	0.02	13	0.02	<0.00028	U	<0.0003	U	<0.00026	U
Total VOCs				N/A	-	0.00648	-	0.00142	-

NOTES:
All values displayed in milligrams per kilograms (mg/kg) or parts per million (ppm)
"<" - Indicates compound was not detected above the indicated laboratory method detection limit (MDL).
Italic font indicates the compound was not detected above the MDL but the MDL exceeds one or more applicable SCO.
Bold font indicates that the compound was detected at a concentration above its respective MDL.
Yellow highlight indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(a) Unrestricted Use Soil Cleanup Objective (SCO).
Single Underline indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(b) Commercial Use SCO.
Bold italic font indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(b) Protection of Groundwater SCO.
VOCs analyzed by USEPA Method 8260
NL indicates Not Listed
J indicates an estimated value
U indicates the concentration was not detected above MDL

LaBella
Powered by partnership.

Table 1
Phase II Environmental Site Assessment
E. Main and Laura Properties, Rochester, NY
Summary of VOCs in Soil
LaBella Project # 2182815.01

SAMPLE ID:	NYCRR Part 375 Unrestricted Use SCOs	NYCRR Part 375 Commerical Use SCOs	NYCRR Part 375 Protection of Groundwater SCOs	BW-02		TP-13		TP-14	
LAB ID:				L1960052		L1960052		L1960052	
COLLECTION DATE:				12/10/2019		12/12/2019		12/12/2019	
SAMPLE DEPTH:				4 ft bgs		5 ft bgs		3 ft bgs	
SAMPLE MATRIX:				SOIL		SOIL		SOIL	
ANALYTE	(mg/kg)	(mg/kg)	(mg/kg)	Conc	Q	Conc	Q	Conc	Q
VOLATILE ORGANICS BY GC/MS									
1,1,1-Trichloroethane	0.68	500	0.68	<0.0001	U	<0.00015	U	<0.00014	U
1,1,2,2-Tetrachloroethane	NL	NL	NL	<0.0001	U	<0.00015	U	<0.00014	U
1,1,2-Trichloroethane	NL	NL	NL	<0.00016	U	<0.00024	U	<0.00023	U
1,1-Dichloroethane	0.27	240	0.27	<0.00009	U	<0.00013	U	<0.00012	U
1,1-Dichloroethene	0.33	500	0.33	<0.00014	U	<0.00021	U	<0.0002	U
1,2,4-Trichlorobenzene	NL	NL	NL	<0.00016	U	<0.00024	U	<0.00023	U
1,2,4-Trimethylbenzene	3.6	190	3.6	<0.0002	U	<0.0003	U	<0.00029	U
1,2-Dibromo-3-chloropropane	NL	NL	NL	<0.0006	U	<0.00089	U	<0.00086	U
1,2-Dibromoethane	NL	NL	NL	<0.00017	U	<0.00025	U	<0.00024	U
1,2-Dichlorobenzene	1.1	500	1.1	<0.00009	U	<0.00013	U	<0.00012	U
1,2-Dichloroethane	0.02	30	0.02	<0.00015	U	<0.00023	U	<0.00022	U
1,2-Dichloropropane	NL	NL	NL	<0.00008	U	<0.00011	U	<0.00011	U
1,3,5-Trimethylbenzene	8.4	190	8.4	<0.00012	U	<0.00017	U	<0.00016	U
1,3-Dichlorobenzene	2.4	280	2.4	<0.00009	U	<0.00013	U	<0.00013	U
1,4-Dichlorobenzene	1.8	130	1.8	<0.0001	U	<0.00015	U	<0.00015	U
2-Butanone	0.12	500	0.12	<0.0013	U	<0.002	U	<0.0019	U
2-Hexanone	NL	NL	NL	<0.00071	U	<0.001	U	<0.001	U
4-Methyl-2-pentanone	NL	NL	NL	<0.00077	U	<0.0011	U	<0.0011	U
Acetone	0.05	500	0.05	**0.0036**	**J**	<0.0043	U	<0.0041	U
Benzene	0.06	44	0.06	<0.0001	U	<0.00015	U	<0.00014	U
Bromodichloromethane	NL	NL	NL	<0.00007	U	<0.0001	U	<0.00009	U
Bromoform	NL	NL	NL	<0.00015	U	<0.00022	U	<0.00021	U
Bromomethane	NL	NL	NL	<0.00035	U	<0.00052	U	<0.0005	U
Carbon disulfide	NL	NL	NL	<0.0027	U	<0.004	U	<0.0039	U
Carbon tetrachloride	0.76	22	0.76	<0.00014	U	<0.0002	U	<0.0002	U
Chlorobenzene	1.1	500	1.1	<0.00008	U	<0.00011	U	<0.00011	U
Chloroethane	NL	NL	NL	<0.00027	U	<0.0004	U	<0.00039	U
Chloroform	0.37	350	0.37	**0.00016**	**J**	<0.00012	U	<0.00012	U
Chloromethane	NL	NL	NL	<0.00056	U	<0.00083	U	<0.0008	U
cis-1,2-Dichloroethene	0.25	500	0.25	<0.0001	U	<0.00016	U	<0.00015	U
cis-1,3-Dichloropropene	NL	NL	NL	<0.0001	U	<0.00014	U	<0.00014	U
Cyclohexane	NL	NL	NL	<0.00033	U	<0.00048	U	<0.00047	U
Dibromochloromethane	NL	NL	NL	<0.00008	U	<0.00012	U	<0.00012	U
Dichlorodifluoromethane	NL	NL	NL	<0.00055	U	<0.00081	U	<0.00078	U
Ethylbenzene	1	390	1	<0.00009	U	<0.00012	U	<0.00012	U
Freon-113	NL	NL	NL	<0.00042	U	<0.00062	U	<0.00059	U
Isopropylbenzene	NL	NL	NL	<0.00007	U	<0.0001	U	<0.00009	U
Methyl Acetate	NL	NL	NL	<0.00057	U	<0.00084	U	**0.0019**	**J**
Methyl cyclohexane	NL	NL	NL	<0.00036	U	<0.00054	U	<0.00052	U
Methyl tert butyl ether	0.93	500	0.93	<0.00012	U	<0.00018	U	<0.00017	U
Methylene chloride	0.05	500	0.05	<0.0014	U	<0.002	U	<0.002	U
n-Butylbenzene	12	500	12	<0.0001	U	<0.00015	U	<0.00014	U
n-Propylbenzene	3.9	500	3.9	<0.0001	U	<0.00015	U	<0.00015	U
Naphthalene	12	500	12	<0.00039	U	<0.00058	U	<0.00056	U
o-Xylene	0.26	500	1.6	<0.00018	U	<0.00026	U	<0.00025	U
p-Isopropyltoluene	NL	NL	NL	<0.00007	U	<0.0001	U	<0.00009	U
p/m-Xylene	0.26	500	1.6	<0.00034	U	<0.0005	U	<0.00048	U
sec-Butylbenzene	11	500	11	<0.00009	U	<0.00013	U	<0.00012	U
Styrene	NL	NL	NL	<0.00012	U	<0.00017	U	<0.00017	U
tert-Butylbenzene	5.9	500	5.9	<0.00007	U	<0.0001	U	<0.0001	U
Tetrachloroethene	1.3	150	1.3	<0.00012	U	<0.00017	U	<0.00017	U
Toluene	0.7	500	0.7	<0.00033	U	<0.00048	U	<0.00046	U
trans-1,2-Dichloroethene	0.19	500	0.19	**0.00012**	**J**	<0.00012	U	<0.00012	U
trans-1,3-Dichloropropene	NL	NL	NL	<0.00016	U	<0.00024	U	<0.00023	U
Trichloroethene	0.47	200	0.47	<0.00008	U	<0.00012	U	<0.00012	U
Trichlorofluoromethane	NL	NL	NL	<0.00042	U	<0.00062	U	<0.0006	U
Vinyl chloride	0.02	13	0.02	<0.0002	U	<0.0003	U	<0.00029	U
Total VOCs				0.00388	-	N/A	-	0.0019	-

NOTES:
All values displayed in milligrams per kilograms (mg/kg) or parts per million (ppm)
"<" - Indicates compound was not detected above the indicated laboratory method detection limit (MDL).
Italic font indicates the compound was not detected above the MDL but the MDL exceeds one or more applicable SCO.
Bold font indicates that the compound was detected at a concentration above its respective MDL.
Yellow highlight indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(a) Unrestricted Use Soil Cleanup Objective (SCO).
Single Underline indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(b) Commercial Use SCO.
Bold italic font indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(b) Protection of Groundwater SCO.
VOCs analyzed by USEPA Method 8260
NL indicates Not Listed
J indicates an estimated value
U indicates the concentration was not detected above MDL

LaBella
Powered by partnership.

Table 1
Phase II Environmental Site Assessment
E. Main and Laura Properties, Rochester, NY
Summary of VOCs in Soil
LaBella Project # 2182815.01

SAMPLE ID:	NYCRR Part 375 Unrestricted Use SCOs	NYCRR Part 375 Commerical Use SCOs	NYCRR Part 375 Protection of Groundwater SCOs	TP-15		TP-16		TP-17	
LAB ID:				L1960052		L1960052		L1960052	
COLLECTION DATE:				12/12/2019		12/12/2019		12/12/2019	
SAMPLE DEPTH:				2.5 ft bgs		3-4 ft bgs		2-3 ft bgs	
SAMPLE MATRIX:				SOIL		SOIL		SOIL	
ANALYTE	(mg/kg)	(mg/kg)	(mg/kg)	Conc	Q	Conc	Q	Conc	Q
VOLATILE ORGANICS BY GC/MS									
1,1,1-Trichloroethane	0.68	500	0.68	<0.00017	U	<0.00017	U	<0.00016	U
1,1,2,2-Tetrachloroethane	NL	NL	NL	<0.00017	U	<0.00017	U	<0.00016	U
1,1,2-Trichloroethane	NL	NL	NL	<0.00027	U	<0.00027	U	<0.00026	U
1,1-Dichloroethane	0.27	240	0.27	<0.00014	U	<0.00014	U	<0.00014	U
1,1-Dichloroethene	0.33	500	0.33	<0.00024	U	<0.00024	U	<0.00024	U
1,2,4-Trichlorobenzene	NL	NL	NL	<0.00027	U	<0.00027	U	<0.00027	U
1,2,4-Trimethylbenzene	3.6	190	3.6	<0.00033	U	<0.00033	U	<0.00033	U
1,2-Dibromo-3-chloropropane	NL	NL	NL	<0.001	U	<0.001	U	<0.00099	U
1,2-Dibromoethane	NL	NL	NL	<0.00028	U	<0.00028	U	<0.00028	U
1,2-Dichlorobenzene	1.1	500	1.1	<0.00014	U	<0.00014	U	<0.00014	U
1,2-Dichloroethane	0.02	30	0.02	<0.00026	U	<0.00026	U	<0.00025	U
1,2-Dichloropropane	NL	NL	NL	<0.00012	U	<0.00012	U	<0.00012	U
1,3,5-Trimethylbenzene	8.4	190	8.4	<0.00019	U	<0.00019	U	<0.00019	U
1,3-Dichlorobenzene	2.4	280	2.4	<0.00015	U	<0.00015	U	<0.00015	U
1,4-Dichlorobenzene	1.8	130	1.8	<0.00017	U	<0.00017	U	<0.00017	U
2-Butanone	0.12	500	0.12	<0.0022	U	<0.0022	U	<0.0022	U
2-Hexanone	NL	NL	NL	<0.0012	U	<0.0012	U	<0.0012	U
4-Methyl-2-pentanone	NL	NL	NL	<0.0013	U	<0.0013	U	<0.0013	U
Acetone	0.05	500	0.05	<0.0048	U	<0.0048	U	<0.0048	U
Benzene	0.06	44	0.06	<0.00017	U	<0.00017	U	<0.00016	U
Bromodichloromethane	NL	NL	NL	<0.00011	U	<0.00011	U	<0.00011	U
Bromoform	NL	NL	NL	<0.00025	U	<0.00025	U	<0.00024	U
Bromomethane	NL	NL	NL	<0.00058	U	<0.00058	U	<0.00057	U
Carbon disulfide	NL	NL	NL	<0.0046	U	<0.0046	U	<0.0045	U
Carbon tetrachloride	0.76	22	0.76	<0.00023	U	<0.00023	U	<0.00023	U
Chlorobenzene	1.1	500	1.1	<0.00013	U	<0.00013	U	<0.00012	U
Chloroethane	NL	NL	NL	<0.00045	U	<0.00045	U	<0.00045	U
Chloroform	0.37	350	0.37	<0.00014	U	<0.00014	U	<0.00014	U
Chloromethane	NL	NL	NL	<0.00093	U	<0.00093	U	<0.00092	U
cis-1,2-Dichloroethene	0.25	500	0.25	<0.00018	U	<0.00018	U	<0.00017	U
cis-1,3-Dichloropropene	NL	NL	NL	<0.00016	U	<0.00016	U	<0.00016	U
Cyclohexane	NL	NL	NL	<0.00054	U	<0.00054	U	<0.00054	U
Dibromochloromethane	NL	NL	NL	<0.00014	U	<0.00014	U	<0.00014	U
Dichlorodifluoromethane	NL	NL	NL	<0.00092	U	<0.00092	U	<0.0009	U
Ethylbenzene	1	390	1	<0.00014	U	<0.00014	U	<0.00014	U
Freon-113	NL	NL	NL	<0.00069	U	<0.00069	U	<0.00068	U
Isopropylbenzene	NL	NL	NL	<0.00011	U	<0.00011	U	<0.00011	U
Methyl Acetate	NL	NL	NL	<0.00095	U	<0.00095	U	<0.00094	U
Methyl cyclohexane	NL	NL	NL	<0.0006	U	<0.0006	U	<0.0006	U
Methyl tert butyl ether	0.93	500	0.93	<0.0002	U	<0.0002	U	<0.0002	U
Methylene chloride	0.05	500	0.05	<0.0023	U	<0.0023	U	<0.0023	U
n-Butylbenzene	12	500	12	<0.00017	U	<0.00017	U	<0.00016	U
n-Propylbenzene	3.9	500	3.9	<0.00017	U	<0.00017	U	<0.00017	U
Naphthalene	12	500	12	<0.00065	U	<0.00065	U	<0.00064	U
o-Xylene	0.26	500	1.6	<0.00029	U	<0.00029	U	<0.00029	U
p-Isopropyltoluene	NL	NL	NL	<0.00011	U	<0.00011	U	<0.00011	U
p/m-Xylene	0.26	500	1.6	<0.00056	U	<0.00056	U	<0.00055	U
sec-Butylbenzene	11	500	11	<0.00015	U	<0.00015	U	<0.00014	U
Styrene	NL	NL	NL	<0.0002	U	<0.0002	U	<0.00019	U
tert-Butylbenzene	5.9	500	5.9	<0.00012	U	<0.00012	U	<0.00012	U
Tetrachloroethene	1.3	150	1.3	<0.0002	U	<0.0002	U	<0.00019	U
Toluene	0.7	500	0.7	<0.00054	U	<0.00054	U	<0.00054	U
trans-1,2-Dichloroethene	0.19	500	0.19	**0.00084**	**J**	**0.00031**	**J**	**0.00057**	**J**
trans-1,3-Dichloropropene	NL	NL	NL	<0.00027	U	<0.00027	U	<0.00027	U
Trichloroethene	0.47	200	0.47	<0.00014	U	<0.00014	U	<0.00014	U
Trichlorofluoromethane	NL	NL	NL	<0.0007	U	<0.0007	U	<0.00069	U
Vinyl chloride	0.02	13	0.02	<0.00034	U	<0.00034	U	<0.00033	U
Total VOCs				0.00084	-	0.00031	-	0.00057	-

NOTES:
All values displayed in milligrams per kilograms (mg/kg) or parts per million (ppm)
"<" - Indicates compound was not detected above the indicated laboratory method detection limit (MDL).
Italic font indicates the compound was not detected above the MDL but the MDL exceeds one or more applicable SCO.
Bold font indicates that the compound was detected at a concentration above its respective MDL.
Yellow highlight indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(a) Unrestricted Use Soil Cleanup Objective (SCO).
Single Underline indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(b) Commercial Use SCO.
Bold italic font indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(b) Protection of Groundwater SCO.
VOCs analyzed by USEPA Method 8260
NL indicates Not Listed
J indicates an estimated value
U indicates the concentration was not detected above MDL

LaBella
Powered by partnership.

Table 1
Phase II Environmental Site Assessment
E. Main and Laura Properties, Rochester, NY
Summary of VOCs in Soil
LaBella Project # 2182815.01

SAMPLE ID:	NYCRR Part 375 Unrestricted Use SCOs	NYCRR Part 375 Commerical Use SCOs	NYCRR Part 375 Protection of Groundwater SCOs	TP-18	
LAB ID:				L1960052	
COLLECTION DATE:				12/12/2019	
SAMPLE DEPTH:				3.5 ft bgs	
SAMPLE MATRIX:				SOIL	
ANALYTE	(mg/kg)	(mg/kg)	(mg/kg)	Conc	Q
VOLATILE ORGANICS BY GC/MS					
1,1,1-Trichloroethane	0.68	500	0.68	<0.00016	U
1,1,2,2-Tetrachloroethane	NL	NL	NL	<0.00015	U
1,1,2-Trichloroethane	NL	NL	NL	<0.00025	U
1,1-Dichloroethane	0.27	240	0.27	<0.00013	U
1,1-Dichloroethene	0.33	500	0.33	<0.00022	U
1,2,4-Trichlorobenzene	NL	NL	NL	<0.00025	U
1,2,4-Trimethylbenzene	3.6	190	3.6	<0.00031	U
1,2-Dibromo-3-chloropropane	NL	NL	NL	<0.00093	U
1,2-Dibromoethane	NL	NL	NL	<0.00026	U
1,2-Dichlorobenzene	1.1	500	1.1	<0.00013	U
1,2-Dichloroethane	0.02	30	0.02	<0.00024	U
1,2-Dichloropropane	NL	NL	NL	<0.00012	U
1,3,5-Trimethylbenzene	8.4	190	8.4	<0.00018	U
1,3-Dichlorobenzene	2.4	280	2.4	<0.00014	U
1,4-Dichlorobenzene	1.8	130	1.8	<0.00016	U
2-Butanone	0.12	500	0.12	**0.011**	
2-Hexanone	NL	NL	NL	<0.0011	U
4-Methyl-2-pentanone	NL	NL	NL	<0.0012	U
Acetone	0.05	500	0.05	***0.053***	
Benzene	0.06	44	0.06	0.0002	J
Bromodichloromethane	NL	NL	NL	<0.0001	U
Bromoform	NL	NL	NL	<0.00023	U
Bromomethane	NL	NL	NL	<0.00054	U
Carbon disulfide	NL	NL	NL	<0.0042	U
Carbon tetrachloride	0.76	22	0.76	<0.00021	U
Chlorobenzene	1.1	500	1.1	<0.00012	U
Chloroethane	NL	NL	NL	<0.00042	U
Chloroform	0.37	350	0.37	<0.00013	U
Chloromethane	NL	NL	NL	<0.00087	U
cis-1,2-Dichloroethene	0.25	500	0.25	<0.00016	U
cis-1,3-Dichloropropene	NL	NL	NL	<0.00015	U
Cyclohexane	NL	NL	NL	<0.0005	U
Dibromochloromethane	NL	NL	NL	<0.00013	U
Dichlorodifluoromethane	NL	NL	NL	<0.00085	U
Ethylbenzene	1	390	1	<0.00013	U
Freon-113	NL	NL	NL	<0.00064	U
Isopropylbenzene	NL	NL	NL	<0.0001	U
Methyl Acetate	NL	NL	NL	<0.00088	U
Methyl cyclohexane	NL	NL	NL	0.00096	J
Methyl tert butyl ether	0.93	500	0.93	<0.00019	U
Methylene chloride	0.05	500	0.05	<0.0021	U
n-Butylbenzene	12	500	12	<0.00016	U
n-Propylbenzene	3.9	500	3.9	<0.00016	U
Naphthalene	12	500	12	<0.0006	U
o-Xylene	0.26	500	1.6	<0.00027	U
p-Isopropyltoluene	NL	NL	NL	<0.0001	U
p/m-Xylene	0.26	500	1.6	<0.00052	U
sec-Butylbenzene	11	500	11	<0.00014	U
Styrene	NL	NL	NL	<0.00018	U
tert-Butylbenzene	5.9	500	5.9	<0.00011	U
Tetrachloroethene	1.3	150	1.3	<0.00018	U
Toluene	0.7	500	0.7	<0.0005	U
trans-1,2-Dichloroethene	0.19	500	0.19	**0.00033**	**J**
trans-1,3-Dichloropropene	NL	NL	NL	<0.00025	U
Trichloroethene	0.47	200	0.47	<0.00013	U
Trichlorofluoromethane	NL	NL	NL	<0.00065	U
Vinyl chloride	0.02	13	0.02	<0.00031	U
Total VOCs				0.06549	-

NOTES:
All values displayed in milligrams per kilograms (mg/kg) or parts per million (ppm)
"<" - Indicates compound was not detected above the indicated laboratory method detection limit (MDL).
Italic font indicates the compound was not detected above the MDL but the MDL exceeds one or more applicable SCO.
Bold font indicates that the compound was detected at a concentration above its respective MDL.
Yellow highlight indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(a) Unrestricted Use Soil Cleanup Objective (SCO).
Single Underline indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(b) Commercial Use SCO.
Bold italic font indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(b) Protection of Groundwater SCO.
VOCs analyzed by USEPA Method 8260
NL indicates Not Listed
J indicates an estimated value
U indicates the concentration was not detected above MDL

Table 2
Phase II Environmental Site Assessment
E. Main and Laura Properties, Rochester, NY
Summary of SVOCs in Soil
LaBella Project # 2182815.01

SAMPLE ID:	NYCRR Part 375 Unrestricted Use SCOs	NYCRR Part 375 Commerical Use SCOs	NYCRR Part 375 Protection of Groundwater SCOs	GT-19-1 (B-1)		GT-19-2 (B-2)		GT-19-3 (B-3)		GT-19-4 (B-4)		GT-19-5 (B-5)		GT-19-6 (B-6)	
LAB ID:				L1957157-02		L1957157-01		L1957157-05		L1956543-01		L1957157-03		L1957157-04	
COLLECTION DATE:				11/26/2019		11/26/2019		11/26/2019		11/22/2019		11/26/2019		11/26/2019	
SAMPLE DEPTH:				7.5-8 ft bgs		6-7 ft bgs		4-4.5 ft bgs		6-7 ft bgs		4-5 ft bgs		7-7.5 ft bgs	
SAMPLE MATRIX:				SOIL		SOIL		SOIL		SOIL		SOIL		SOIL	
ANALYTE	(mg/kg)	(mg/kg)	(mg/kg)	Conc	Q	Conc	Q	Conc	Q	Conc	Q	Conc	Q	Conc	Q
SEMIVOLATILE ORGANICS BY GC/MS															
Acenaphthene	20	500	98	<0.018	U	<0.019	U	<0.019	U	<0.019	U	<0.019	U	<0.019	U
Acenaphthylene	100	500	107	<0.028	U	<0.028	U	<0.028	U	<0.028	U	<0.029	U	<0.028	U
Anthracene	100	500	1000	<0.035	U	<0.035	U	<0.036	U	<0.035	U	<0.036	U	<0.036	U
Benzo(a)anthracene	1	5.6	1	<0.020	U	<0.020	U	<0.020	U	<0.020	U	**0.021**	**J**	<0.022	U
Benzo(a)pyrene	1	1	22	<0.044	U	<0.044	U	<0.044	U	<0.044	U	<0.046	U	<0.045	U
Benzo(b)fluoranthene	1	5.6	1.7	<0.030	U	<0.030	U	<0.031	U	<0.030	U	<0.031	U	<0.031	U
Benzo(ghi)perylene	100	500	1000	<0.021	U	<0.021	U	<0.021	U	<0.021	U	<0.022	U	<0.022	U
Benzo(k)fluoranthene	0.8	56	1.7	<0.029	U	<0.029	U	<0.029	U	<0.029	U	<0.030	U	<0.029	U
Chrysene	1	56	1	<0.019	U	<0.019	U	<0.019	U	<0.019	U	<0.019	U	<0.019	U
Dibenzo(a,h)anthracene	0.33	0.56	1000	<0.021	U	<0.021	U	<0.021	U	<0.021	U	<0.022	U	<0.021	U
Fluoranthene	100	500	1000	<0.020	U	<0.021	U	<0.021	U	<0.021	U	**0.03**	**J**	<0.021	U
Fluorene	30	500	386	<0.017	U	<0.018	U	<0.018	U	<0.018	U	<0.018	U	<0.018	U
Indeno(1,2,3-cd)pyrene	0.5	5.6	8.2	<0.025	U	<0.025	U	<0.025	U	<0.025	U	<0.026	U	<0.026	U
Phenanthrene	100	500	1000	<0.022	U	<0.022	U	<0.022	U	<0.022	U	<0.023	U	<0.022	U
Pyrene	100	500	1000	<0.018	U	<0.018	U	<0.018	U	<0.018	U	**0.024**	**J**	<0.018	U
Total SVOCs				N/A		N/A		N/A		N/A		0.075		N/A	

NOTES:
All values displayed in milligrams per kilograms (mg/kg) or parts per million (ppm)
"<" - Indicates compound was not detected above the indicated laboratory method detection limit (MDL).
Italic font indicates the compound was not detected above the MDL but the MDL exceeds one or more applicable SCO
Bold font indicates that the compound was detected at a concentration above its respective MDL
Yellow highlight indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(a) Unrestricted Use Soil Cleanup Objective (SCO)
Single Underline indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(b) Commercial Use SCO
Bold italic font indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(b) Protection of Groundwater SCO
VOCs analyzed by USEPA Method 8260
SVOCs analyzed by USEPA Method 8270
NL indicates Not Listed
J indicates an estimated value
U indicates the concentration was not detected above MDL

LaBella
Powered by partnership.

Table 2
Phase II Environmental Site Assessment
E. Main and Laura Properties, Rochester, NY
Summary of SVOCs in Soil
LaBella Project # 2182815.01

SAMPLE ID:	NYCRR Part 375 Unrestricted Use SCOs	NYCRR Part 375 Commerical Use SCOs	NYCRR Part 375 Protection of Groundwater SCOs	SB-09		SB-10		SB-11		SB-12		SB-13		SB-14	
LAB ID:				L1960052		L1960052		L1960052		L1960052		L1960052		L1960052	
COLLECTION DATE:				12/9/2019		12/9/2019		12/9/2019		12/9/2019		12/9/2019		12/9/2019	
SAMPLE DEPTH:				3-4 ft bgs		4-5 ft bgs		0-2 ft bgs		2-4 ft bgs		12-13.5 ft bgs		5-7 ft bgs	
SAMPLE MATRIX:				SOIL		SOIL		SOIL		SOIL		SOIL		SOIL	
ANALYTE	(mg/kg)	(mg/kg)	(mg/kg)	Conc	Q	Conc	Q	Conc	Q	Conc	Q	Conc	Q	Conc	Q
SEMIVOLATILE ORGANICS BY GC/MS															
Acenaphthene	20	500	98	<0.021	U	<0.020	U	**0.54**	**J**	<0.019	U	<0.019	U	<0.019	U
Acenaphthylene	100	500	107	<0.31	U	<0.30	U	**0.74**	**J**	<0.029	U	<0.028	U	<0.029	U
Anthracene	100	500	1000	<0.039	U	<0.038	U	**2.5**		<0.036	U	<0.035	U	<0.036	U
Benzo(a)anthracene	1	5.6	1	**0.19**		**0.026**	**J**	*5.6*		<0.021	U	<0.020	U	<0.021	U
Benzo(a)pyrene	1	1	22	**0.18**		<0.047	U	*5.9*		<0.046	U	<0.044	U	<0.046	U
Benzo(b)fluoranthene	1	5.6	1.7	**0.22**		<0.033	U	*7.9*		<0.032	U	<0.03	U	<0.032	U
Benzo(ghi)perylene	100	500	1000	**0.12**	**J**	<0.023	U	**4**		<0.022	U	<0.021	U	**0.023**	**J**
Benzo(k)fluoranthene	0.8	56	1.7	**0.063**	**J**	<0.031	U	*2.6*		<0.030	U	<0.029	U	<0.03	U
Chrysene	1	56	1	**0.18**		**0.021**	**J**	*5.6*		<0.019	U	<0.019	U	<0.019	U
Dibenzo(a,h)anthracene	0.33	0.56	1000	**0.028**	**J**	<0.022	U	0.97		<0.022	U	<0.021	U	<0.021	U
Fluoranthene	100	500	1000	0.32		**0.038**	**J**	**15**		**0.022**	**J**	<0.021	U	<0.021	U
Fluorene	30	500	386	<0.019	U	<0.019	U	**1**		<0.018	U	<0.018	U	<0.018	U
Indeno(1,2,3-cd)pyrene	0.5	5.6	8.2	**0.12**	**J**	<0.027	U	*4.3*		<0.026	U	<0.025	U	<0.026	U
Phenanthrene	100	500	1000	**0.16**		<0.024	U	**9.5**		<0.023	U	<0.022	U	<0.023	U
Pyrene	100	500	1000	**0.34**		**0.032**	**J**	**11**		**0.021**	**J**	<0.018	U	**0.02**	**J**
Total SVOCs				1.921	-	0.117	-	77.15	-	0.043	-	N/A	-	0.043	-

NOTES:
All values displayed in milligrams per kilograms (mg/kg) or parts per million (ppm)
"<" - Indicates compound was not detected above the indicated laboratory method detection limit (MDL).
Italic font indicates the compound was not detected above the MDL but the MDL exceeds one or more applicable SCO
Bold font indicates that the compound was detected at a concentration above its respective MDL
Yellow highlight indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(a) Unrestricted Use Soil Cleanup Objective (SCO)
Single Underline indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(b) Commercial Use SCO
Bold italic font indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(b) Protection of Groundwater SCO
VOCs analyzed by USEPA Method 8260
SVOCs analyzed by USEPA Method 8270
NL indicates Not Listed
J indicates an estimated value
U indicates the concentration was not detected above MDL

LaBella
Powered by partnership.

Table 2
Phase II Environmental Site Assessment
E. Main and Laura Properties, Rochester, NY
Summary of SVOCs in Soil
LaBella Project # 2182815.01

SAMPLE ID:	NYCRR Part 375 Unrestricted Use SCOs	NYCRR Part 375 Commerical Use SCOs	NYCRR Part 375 Protection of Groundwater SCOs	TP-13		TP-14		TP-15		TP-16		TP-17		TP-18	
LAB ID:				L1960052		L1960052		L1960052		L1960052		L1960052		L1960052	
COLLECTION DATE:				12/12/2019		12/12/2019		12/12/2019		12/12/2019		12/12/2019		12/12/2019	
SAMPLE DEPTH:				4-5 ft bgs		3-4 ft bgs		2-3 ft bgs		3-4 ft bgs		2-3 ft bgs		3.5 ft bgs	
SAMPLE MATRIX:				SOIL		SOIL		SOIL		SOIL		SOIL		SOIL	
ANALYTE	(mg/kg)	(mg/kg)	(mg/kg)	Conc	Q	Conc	Q	Conc	Q	Conc	Q	Conc	Q	Conc	Q
SEMIVOLATILE ORGANICS BY GC/MS															
Acenaphthene	20	500	98	<0.020	U	<0.019	U	**0.022**	**J**	<0.022	U	<0.020	U	**0.071**	**J**
Acenaphthylene	100	500	107	<0.029	U	<0.028	U	<0.031	U	<0.032	U	<0.030	U	<0.029	U
Anthracene	100	500	1000	<0.037	U	<0.036	U	**0.049**	**J**	<0.040	U	<0.038	U	**0.15**	
Benzo(a)anthracene	1	5.6	1	<0.021	U	<0.021	U	**0.17**		<0.023	U	<0.022	U	**0.57**	
Benzo(a)pyrene	1	1	22	<0.046	U	<0.045	U	**0.18**		<0.051	U	<0.048	U	**0.57**	
Benzo(b)fluoranthene	1	5.6	1.7	<0.032	U	<0.031	U	**0.23**		<0.035	U	<0.033	U	**0.76**	
Benzo(ghi)perylene	100	500	1000	<0.022	U	<0.022	U	**0.13**	**J**	<0.024	U	<0.023	U	**0.4**	
Benzo(k)fluoranthene	0.8	56	1.7	<0.030	U	<0.029	U	**0.077**	**J**	<0.033	U	<0.031	U	**0.28**	
Chrysene	1	56	1	<0.020	U	<0.019	U	**0.16**		<0.022	U	<0.020	U	**0.58**	
Dibenzo(a,h)anthracene	0.33	0.56	1000	<0.022	U	<0.021	U	**0.027**	**J**	<0.024	U	<0.023	U	**0.1**	**J**
Fluoranthene	100	500	1000	<0.022	U	<0.021	U	**0.37**		<0.024	U	**0.024**	**J**	**1.3**	
Fluorene	30	500	386	<0.018	U	<0.018	U	**0.02**	**J**	<0.020	U	<0.019	U	**0.064**	**J**
Indeno(1,2,3-cd)pyrene	0.5	5.6	8.2	<0.026	U	<0.026	U	**0.13**	**J**	<0.029	U	<0.027	U	**0.42**	
Phenanthrene	100	500	1000	<0.023	U	<0.022	U	**0.22**		<0.025	U	<0.024	U	**0.61**	
Pyrene	100	500	1000	<0.019	U	<0.018	U	**0.32**		<0.021	U	**0.021**	**J**	**1.1**	
Total SVOCs				N/A	-	N/A	-	2.105	-	N/A	-	0.045	-	6.975	-

NOTES:
All values displayed in milligrams per kilograms (mg/kg) or parts per million (ppm)
"<" - Indicates compound was not detected above the indicated laboratory method detection limit (MDL).
Italic font indicates the compound was not detected above the MDL but the MDL exceeds one or more applicable SCO
Bold font indicates that the compound was detected at a concentration above its respective MDL
Yellow highlight indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(a) Unrestricted Use Soil Cleanup Objective (SCO)
Single Underline indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(b) Commercial Use SCO
Bold italic font indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(b) Protection of Groundwater SCO
VOCs analyzed by USEPA Method 8260
SVOCs analyzed by USEPA Method 8270
NL indicates Not Listed
J indicates an estimated value
U indicates the concentration was not detected above MDL

LaBella
Powered by partnership.

Table 2
Phase II Environmental Site Assessment
E. Main and Laura Properties, Rochester, NY
Summary of SVOCs in Soil
LaBella Project # 2182815.01

SAMPLE ID:	NYCRR Part 375 Unrestricted Use SCOs	NYCRR Part 375 Commerical Use SCOs	NYCRR Part 375 Protection of Groundwater SCOs	SS-05		SS-06		SS-07		SS-08		SS-09		SS-10	
LAB ID:				L1960052		L1960052		L1960052		L1960052		L1960052		L1960052	
COLLECTION DATE:				12/12/2019		12/12/2019		12/12/2019		12/12/2019		12/12/2019		12/12/2019	
SAMPLE DEPTH:				0-0.5 ft bgs		0-0.5 ft bgs		0-0.5 ft bgs		0-0.5 ft bgs		0-0.5 ft bgs		0-0.5 ft bgs	
SAMPLE MATRIX:				SOIL		SOIL		SOIL		SOIL		SOIL		SOIL	
ANALYTE	(mg/kg)	(mg/kg)	(mg/kg)	Conc	Q	Conc	Q	Conc	Q	Conc	Q	Conc	Q	Conc	Q
SEMIVOLATILE ORGANICS BY GC/MS															
Acenaphthene	20	500	98	**0.19**	J	**0.052**	J	**0.05**	J	**0.055**	J	<0.2	U	<0.019	U
Acenaphthylene	100	500	107	**0.68**		**0.076**	J	**0.048**	J	**0.049**	J	<0.29	U	<0.028	U
Anthracene	100	500	1000	**1.5**		**0.18**		**0.13**		**0.15**		<0.37	U	<0.035	U
Benzo(a)anthracene	1	5.6	1	***5.1***		**0.52**		**0.93**		**0.72**		<0.21	U	**0.1**	J
Benzo(a)pyrene	1	1	22	**4.1**		**0.56**		**1**		**0.75**		<0.46	U	**0.1**	J
Benzo(b)fluoranthene	1	5.6	1.7	***5.3***		**0.73**		**1.5**		**1**		<0.32	U	**0.15**	
Benzo(ghi)perylene	100	500	1000	**2.6**		**0.38**		**0.78**		**0.62**		<0.22	U	**0.091**	J
Benzo(k)fluoranthene	0.8	56	1.7	**1.4**		**0.25**		**0.55**		**0.38**		<0.3	U	**0.057**	J
Chrysene	1	56	1	***3.8***		**0.53**		***1.1***		**0.78**		<0.2	U	**0.11**	
Dibenzo(a,h)anthracene	0.33	0.56	1000	**0.73**		**0.11**	J	**0.21**		**0.15**		<0.22	U	<0.021	U
Fluoranthene	100	500	1000	**9**		**1**		**2.2**		**1.6**		<0.22	U	**0.16**	
Fluorene	30	500	386	**0.37**		**0.076**	J	**0.051**	J	**0.059**	J	<0.18	U	<0.017	U
Indeno(1,2,3-cd)pyrene	0.5	5.6	8.2	**3**		**0.4**		**0.85**		**0.6**		<0.26	U	**0.09**	J
Phenanthrene	100	500	1000	**4.8**		**0.58**		**0.84**		**0.71**		<0.23	U	**0.045**	J
Pyrene	100	500	1000	**7.5**		**0.88**		**1.8**		**1.3**		<0.19	U	**0.14**	
Total SVOCs				50.07	-	6.324	-	12.039	-	8.923	-	N/A	-	1.043	-

NOTES:
All values displayed in milligrams per kilograms (mg/kg) or parts per million (ppm)
"<" - Indicates compound was not detected above the indicated laboratory method detection limit (MDL).
Italic font indicates the compound was not detected above the MDL but the MDL exceeds one or more applicable SCO
Bold font indicates that the compound was detected at a concentration above its respective MDL
Yellow highlight indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(a) Unrestricted Use Soil Cleanup Objective (SCO)
Single Underline indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(b) Commercial Use SCO
Bold italic font indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(b) Protection of Groundwater SCO
VOCs analyzed by USEPA Method 8260
SVOCs analyzed by USEPA Method 8270
NL indicates Not Listed
J indicates an estimated value
U indicates the concentration was not detected above MDL

LaBella
Powered by partnership.

Table 2
Phase II Environmental Site Assessment
E. Main and Laura Properties, Rochester, NY
Summary of SVOCs in Soil
LaBella Project # 2182815.01

SAMPLE ID:	NYCRR Part 375 Unrestricted Use SCOs	NYCRR Part 375 Commerical Use SCOs	NYCRR Part 375 Protection of Groundwater SCOs	SS-11		SS-12		SS-13		SS-14	
LAB ID:				L1960052		L1960052		L1960052		L1960052	
COLLECTION DATE:				12/12/2019		12/12/2019		12/12/2019		12/12/2019	
SAMPLE DEPTH:				0-0.5 ft bgs		0-0.5 ft bgs		0-0.5 ft bgs		0-0.5 ft bgs	
SAMPLE MATRIX:				SOIL		SOIL		SOIL		SOIL	
ANALYTE	(mg/kg)	(mg/kg)	(mg/kg)	Conc	Q	Conc	Q	Conc	Q	Conc	Q
SEMIVOLATILE ORGANICS BY GC/MS											
Acenaphthene	20	500	98	<0.022	U	**0.13**	**J**	**0.03**	**J**	<0.020	U
Acenaphthylene	100	500	107	<0.034	U	**0.23**		<0.032	U	<0.029	U
Anthracene	100	500	1000	**0.074**	**J**	**0.68**		**0.082**	**J**	**0.095**	**J**
Benzo(a)anthracene	1	5.6	1	**0.35**		***2.5***		**0.35**		**0.41**	
Benzo(a)pyrene	1	1	22	**0.41**		**2.5**		**0.36**		**0.49**	
Benzo(b)fluoranthene	1	5.6	1.7	**0.58**		***3.4***		**0.47**		**0.64**	
Benzo(ghi)perylene	100	500	1000	**0.3**		**1.8**		**0.28**		**0.41**	
Benzo(k)fluoranthene	0.8	56	1.7	**0.2**		**1.5**		**0.2**		**0.27**	
Chrysene	1	56	1	**0.39**		***2.8***		**0.37**		**0.47**	
Dibenzo(a,h)anthracene	0.33	0.56	1000	**0.063**	**J**	**0.5**		**0.073**	**J**	**0.075**	**J**
Fluoranthene	100	500	1000	**0.78**		**6.7**		**0.73**		**1**	
Fluorene	30	500	386	**0.021**	**J**	**0.23**		**0.025**	**J**	**0.024**	**J**
Indeno(1,2,3-cd)pyrene	0.5	5.6	8.2	**0.31**		**3.3**		**0.27**		**0.42**	
Phenanthrene	100	500	1000	**0.33**		**1.9**		**0.36**		**0.48**	
Pyrene	100	500	1000	**0.63**		**5.1**		**0.6**		**0.86**	
Total SVOCs				4.438		33.27	-	4.2	-	5.644	-

NOTES:
All values displayed in milligrams per kilograms (mg/kg) or parts per million (ppm)
"<" - Indicates compound was not detected above the indicated laboratory method detection limit (MDL).
Italic font indicates the compound was not detected above the MDL but the MDL exceeds one or more applicable SCO
Bold font indicates that the compound was detected at a concentration above its respective MDL
Yellow highlight indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(a) Unrestricted Use Soil Cleanup Objective (SCO)
Single Underline indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(b) Commercial Use SCO
Bold italic font indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(b) Protection of Groundwater SCO
VOCs analyzed by USEPA Method 8260
SVOCs analyzed by USEPA Method 8270
NL indicates Not Listed
J indicates an estimated value
U indicates the concentration was not detected above MDL

LaBella
Powered by partnership.

Table 3
Phase II Environmental Site Assessment
E. Main and Laura Properties, Rochester, NY
Summary of Metals in Soil
LaBella Project # 2182815.01

SAMPLE ID:	NYCRR Part 375 Unrestricted Use SCOs	NYCRR Part 375 Commerical Use SCOs	NYCRR Part 375 Protection of Groundwater SCOs	GT-19-1 (B-1)		GT-19-2 (B-2)		GT-19-3 (B-3)		GT-19-4 (B-4)		GT-19-5 (B-5)		GT-19-6 (B-6)		SB-09	
LAB ID:				L1957157-02		L1957157-01		L1957157-05		L1956543-01		L1957157-03		L1957157-04		L1960052	
COLLECTION DATE:				11/26/2019		11/26/2019		11/26/2019		11/22/2019		11/26/2019		11/26/2019		12/9/2019	
SAMPLE DEPTH:				2-3 ft bgs		2-3 ft bgs		2-2.5 ft bgs		3-4 ft bgs		2-3 ft bgs		3-4 ft bgs		3-4 ft bgs	
SAMPLE MATRIX:				SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL	
ANALYTE	(mg/kg)	(mg/kg)	(mg/kg)	Conc	Q	Conc	Q	Conc	Q	Conc	Q	Conc	Q	Conc	Q	Conc	Q
TOTAL METALS																	
Aluminum, Total	NL	NL	NL	**5860**		**5140**		**4900**		**4550**		**3600**		**4080**		**5520**	
Antimony, Total	NL	NL	NL	**1.36**	J	**0.434**	J	**0.61**	J	<0.325	U	<0.338	U	<0.340	U	**1.09**	J
Arsenic, Total	13	16	16	**5.23**		**4.2**		**7.38**		**4.37**		**3.55**		**4.52**		**9.36**	
Barium, Total	350	400	820	**32.4**		**23**		**46.1**		**46.4**		**25.4**		**34.8**		**69.9**	
Beryllium, Total	7.2	590	47	**0.251**	J	**0.182**	J	**0.296**	J	**0.333**	J	<0.029	U	**0.098**	J	**0.336**	J
Cadmium, Total	2.5	9.3	7.5	**0.684**	J	**0.529**	J	**0.745**	J	<0.084	U	**0.463**	J	**0.689**	J	<0.092	U
Calcium, Total	NL	NL	NL	**2120**		**1220**		**1400**		**3580**		**33800**		**32500**		**15800**	
Chromium, Total	30	1,500	NL	**7.89**		**6.68**		**8.21**		**6.91**		**5.49**		**6.97**		**9.78**	
Cobalt, Total	NL	NL	NL	**5.26**		**4.22**		**2.77**		**4.51**		**3.67**		**3.7**		**4.62**	
Copper, Total	50	270	1720	**16.5**		**11.6**		**14.5**		**14.4**		**9.86**		**15.8**		**47.9**	
Iron, Total	2,000*	NL	NL	**14300**		**12000**		**14600**		**10600**		**10400**		**11000**		**12800**	
Lead, Total	63	1000	450	**12.5**		**7.27**		**35.9**		**16.2**		**5.93**		**243**		**212**	
Magnesium, Total	NL	NL	NL	**1680**		**1570**		**947**		**2400**		**11800**		**8600**		**7280**	
Manganese, Total	1600	10000	2000	**811**		**417**		**384**		**380**		**316**		**423**		**347**	
Mercury, Total	0.18	2.8	0.73	**0.068**	J	<0.045	U	**0.098**		<0.053	U	<0.046	U	**0.204**		**0.149**	
Nickel, Total	30	310	130	**9.86**		**7.01**		**7.54**		**6.73**		**5.94**		**7.31**		**9.15**	
Potassium, Total	NL	NL	NL	**479**		**297**		**452**		**314**		**555**		**399**		**465**	
Selenium, Total	3.9	1500	4	<0.223	U	<0.224	U	<0.218	U	<0.221	U	<0.230	U	<0.231	U	**0.476**	J
Silver, Total	2	1500	8.3	<0.245	U	<0.245	U	<0.240	U	<0.242	U	<0.252	U	<0.253	U	**0.43**	J
Sodium, Total	NL	NL	NL	**81.3**	J	**36.4**	J	**14.6**	J	**25.4**	J	**71.5**	J	**133**	J	**98.8**	J
Thallium, Total	NL	NL	NL	<0.273	U	<0.273	U	<0.267	U	<0.269	U	<0.280	U	<0.282	U	<0.294	U
Vanadium, Total	NL	100	NL	**13.4**		**11.3**		**11.2**		**9.24**		**10.8**		**10.8**		**13.8**	
Zinc, Total	109	10000	2480	**39.4**		**29.7**		**51**		**28.4**		**30.7**		**76.4**		**130**	

NOTES:
All values displayed in milligrams per kilograms (mg/kg) or parts per million (ppm)
"<" - Indicates compound was not detected above the indicated laboratory method detection
Italic font indicates the compound was not detected above the MDL but the MDL exceeds one or more applicable SCO
Bold font indicates that the compound was detected at a concentration above its respective MDL
Yellow highlight indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(a) Unrestricted Use Soil Cleanup Objective (SCO)
Single Underline indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(b) Commercial Use SCO
Bold italic font indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(b) Protection of Groundwater SCO
Metals analyzed by USEPA Method 6010/7471
NL indicates Not Listed
J indicates an estimated value
U indicates the concentration was not detected above MDL
*Value for iron obtained from CP-51 SSCOs, Table 1, "Supplemental Soil Cleanup Objectives"

LaBella
Powered by partnership.

Table 3
Phase II Environmental Site Assessment
E. Main and Laura Properties, Rochester, NY
Summary of Metals in Soil
LaBella Project # 2182815.01

SAMPLE ID:	NYCRR Part 375 Unrestricted Use SCOs	NYCRR Part 375 Commerical Use SCOs	NYCRR Part 375 Protection of Groundwater SCOs	SB-10		SB-11		SB-12		SB-13		SB-14		TP-13		TP-14	
LAB ID:				L1960052		L1960052		L1960052		L1960052		L1960052		L1960052		L1960052	
COLLECTION DATE:				12/9/2019		12/9/2019		12/9/2019		12/9/2019		12/9/2019		12/12/2019		12/12/2019	
SAMPLE DEPTH:				4-5 ft bgs		0-2 ft bgs		2-4 ft bgs		12-13.5 ft bgs		5-7 ft bgs		4-5 ft bgs		3-4 ft bgs	
SAMPLE MATRIX:				SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL	
ANALYTE	(mg/kg)	(mg/kg)	(mg/kg)	Conc	Q	Conc	Q	Conc	Q	Conc	Q	Conc	Q	Conc	Q	Conc	Q
TOTAL METALS																	
Aluminum, Total	NL	NL	NL	**4130**		**2090**		**3940**		**1250**		**2520**		**2910**		**2780**	
Antimony, Total	NL	NL	NL	**0.464**	J	**0.91**	J	**0.336**	J	<0.323	U	<0.339	U	0.403	J	<0.326	U
Arsenic, Total	13	16	16	**4.72**		**10.3**		**3.72**		**2.19**		**2.63**		**3.9**		**2.15**	
Barium, Total	350	400	820	**45.6**		**63.6**		**27.8**		**15.3**		**19**		**18.6**		**14.9**	
Beryllium, Total	7.2	590	47	**0.223**	J	**0.243**	J	**0.212**	J	**0.085**	J	**0.125**	J	**0.266**	J	**0.128**	J
Cadmium, Total	2.5	9.3	7.5	<0.087	U	**0.451**	J	<0.087	U	<0.083	U	<0.88	U	<0.09	U	<0.084	U
Calcium, Total	NL	NL	NL	**30000**		**48000**		**13900**		**76100**		**47800**		**61900**		**28600**	
Chromium, Total	30	1,500	NL	**6.27**		**6.67**		**5.64**		**3.81**		**4.63**		**4.78**		**4.42**	
Cobalt, Total	NL	NL	NL	**3.46**		**3.19**		**3.56**		**1.82**		**2.44**		3.8		**3.27**	
Copper, Total	50	270	1720	**12.2**		**31.4**		**14.5**		**4.13**		**9.36**		**9.44**		**9.1**	
Iron, Total	2,000*	NL	NL	**8680**		**9370**		**9750**		**7200**		**7260**		**10100**		**7350**	
Lead, Total	63	1000	450	**19.5**		**211**		**16**		**15.8**		**14.3**		**8.93**		**3.63**	
Magnesium, Total	NL	NL	NL	**7010**		**28000**		**3540**		**38000**		**19600**		**27800**		**12600**	
Manganese, Total	1600	10000	2000	**325**		**162**		**357**		**221**		**306**		**320**		**274**	
Mercury, Total	0.18	2.8	0.73	<0.05	U	**0.114**		<0.049	U	<0.047	U	<0.055	U	<0.052	U	<0.053	U
Nickel, Total	30	310	130	**6.54**		**7.41**		**6.09**		**2.66**		**4.62**		**6.3**		**5.23**	
Potassium, Total	NL	NL	NL	**356**		**202**		**342**		**313**		**264**		**673**		**312**	
Selenium, Total	3.9	1500	4	**0.339**	J	**0.559**	J	<0.228	U	<0.219	U	<0.230	U	<0.236	U	**0.231**	J
Silver, Total	2	1500	8.3	<0.252	U	<0.255	U	<0.251	U	<0.240	U	<0.253	U	<0.259	U	<0.242	U
Sodium, Total	NL	NL	NL	**60.6**	J	**85**	J	**34.7**	J	**91.9**	J	**79.6**	J	**89.1**	J	**68.2**	J
Thallium, Total	NL	NL	NL	<0.281	U	<0.284	U	<0.279	U	<0.268	U	<0.281	U	<0.289	U	<0.270	U
Vanadium, Total	NL	100	NL	**11**		**9.42**		**9.96**		**4.88**		**7.94**		**6.7**		**7.61**	
Zinc, Total	109	10000	2480	**38.3**		**153**		**41.9**		**28.6**		**29.8**		**32.7**		**24.9**	

NOTES:
All values displayed in milligrams per kilograms (mg/kg) or parts per million (ppm)
"<" - Indicates compound was not detected above the indicated laboratory method detection
Italic font indicates the compound was not detected above the MDL but the MDL exceeds one or more applicable SCO
Bold font indicates that the compound was detected at a concentration above its respective MDL
Yellow highlight indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(a) Unrestricted Use Soil Cleanup Objective (SCO)
Single Underline indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(b) Commercial Use SCO
Bold italic font indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(b) Protection of Groundwater SCO
Metals analyzed by USEPA Method 6010/7471
NL indicates Not Listed
J indicates an estimated value
U indicates the concentration was not detected above MDL
*Value for iron obtained from CP-51 SSCOs, Table 1, "Supplemental Soil Cleanup Objectives"

LaBella
Powered by partnership.

Table 3
Phase II Environmental Site Assessment
E. Main and Laura Properties, Rochester, NY
Summary of Metals in Soil
LaBella Project # 2182815.01

SAMPLE ID:	NYCRR Part 375 Unrestricted Use SCOs	NYCRR Part 375 Commerical Use SCOs	NYCRR Part 375 Protection of Groundwater SCOs	TP-15		TP-16		TP-17		TP-18		SS-05		SS-06		SS-07	
LAB ID:				L1960052		L1960052		L1960052		L1960052		L1960052		L1960052		L1960052	
COLLECTION DATE:				12/12/2019		12/12/2019		12/12/2019		12/12/2019		12/12/2019		12/12/2019		12/12/2019	
SAMPLE DEPTH:				2-3 ft bgs		3-4 ft bgs		2-3 ft bgs		3.5 ft bgs		0-0.5 ft bgs		0-0.5 ft bgs		0-0.5 ft bgs	
SAMPLE MATRIX:				SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL	
ANALYTE	(mg/kg)	(mg/kg)	(mg/kg)	Conc	Q	Conc	Q	Conc	Q	Conc	Q	Conc	Q	Conc	Q	Conc	Q
TOTAL METALS																	
Aluminum, Total	NL	NL	NL	5300		6200		6110		3920		4200		4400		3530	
Antimony, Total	NL	NL	NL	0.672	J	0.55	J	0.352	J	0.469	J	1.13	J	0.539	J	1.02	J
Arsenic, Total	13	16	16	5.64		5.91		3.51		4.42		8.44		4.78		7.48	
Barium, Total	350	400	820	62.4		51.4		40.4		35		80.4		54		450	
Beryllium, Total	7.2	590	47	0.321	J	0.473	J	0.324	J	0.273	J	0.263	J	0.255	J	0.293	J
Cadmium, Total	2.5	9.3	7.5	<0.095	U	<0.095	U	<0.088	U	<0.084	U	<0.086	U	<0.093	U	0.166	J
Calcium, Total	NL	NL	NL	12700		5620		1270		51600		34900		24200		29300	
Chromium, Total	30	1,500	NL	7.06		9.36		6.64		6.71		7.58		7.98		8.04	
Cobalt, Total	NL	NL	NL	4.6		4.89		3.74		3.5		4.06		3.78		3.46	
Copper, Total	50	270	1720	18.2		15.8		7.01		19.9		50.4		39.8		46.1	
Iron, Total	2,000*	NL	NL	10400		14600		10600		9570		11800		9900		11400	
Lead, Total	63	1000	450	318		12.1		12.8		57.8		158		115		194	
Magnesium, Total	NL	NL	NL	4600		3420		1350		16700		11700		10000		15700	
Manganese, Total	1600	10000	2000	371		509		545		265		446		254		316	
Mercury, Total	0.18	2.8	0.73	0.292		<0.069	U	<0.048	U	0.053	J	0.379		0.35		0.497	
Nickel, Total	30	310	130	7.62		9.17		5.2		6.72		6.84		6.98		6.98	
Potassium, Total	NL	NL	NL	408		671		290		600		453		486		369	
Selenium, Total	3.9	1500	4	0.282	J	<0.249	U	0.315	J	0.264	J	0.843	J	0.473	J	0.596	
Silver, Total	2	1500	8.3	<0.276	U	<0.273	U	<0.255	U	<0.241	U	<0.248	U	<0.268	U	<0.277	U
Sodium, Total	NL	NL	NL	124	J	53.4	J	88.7	J	239		83.3	J	84.8	J	94.4	J
Thallium, Total	NL	NL	NL	<0.307	U	<0.304	U	<0.284	U	<0.269	U	<0.276	U	<0.298	U	<0.308	U
Vanadium, Total	NL	100	NL	11.6		12.6		12.6		9.3		13.6		12.2		11.3	
Zinc, Total	109	10000	2480	95.4		42.4		31.4		53		145		119		169	

NOTES:
All values displayed in milligrams per kilograms (mg/kg) or parts per million (ppm)
"<" - Indicates compound was not detected above the indicated laboratory method detection
Italic font indicates the compound was not detected above the MDL but the MDL exceeds one or more applicable SCO
Bold font indicates that the compound was detected at a concentration above its respective MDL
Yellow highlight indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(a) Unrestricted Use Soil Cleanup Objective (SCO)
Single Underline indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(b) Commercial Use SCO
Bold italic font indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(b) Protection of Groundwater SCO
Metals analyzed by USEPA Method 6010/7471
NL indicates Not Listed
J indicates an estimated value
U indicates the concentration was not detected above MDL
*Value for iron obtained from CP-51 SSCOs, Table 1, "Supplemental Soil Cleanup Objectives"

LaBella
Powered by partnership.

Table 3
Phase II Environmental Site Assessment
E. Main and Laura Properties, Rochester, NY
Summary of Metals in Soil
LaBella Project # 2182815.01

SAMPLE ID:	NYCRR Part 375 Unrestricted Use SCOs	NYCRR Part 375 Commerical Use SCOs	NYCRR Part 375 Protection of Groundwater SCOs	SS-08		SS-09		SS-10		SS-11		SS-12		SS-13		SS-14	
LAB ID:				L1960052		L1960052		L1960052		L1960052		L1960052		L1960052		L1960052	
COLLECTION DATE:				12/12/2019		12/12/2019		12/12/2019		12/12/2019		12/12/2019		12/12/2019		12/12/2019	
SAMPLE DEPTH:				0-0.5 ft bgs		0-0.5 ft bgs		0-0.5 ft bgs		0-0.5 ft bgs		0-0.5 ft bgs		0-0.5 ft bgs		0-0.5 ft bgs	
SAMPLE MATRIX:				SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL	
ANALYTE	(mg/kg)	(mg/kg)	(mg/kg)	Conc	Q	Conc	Q	Conc	Q	Conc	Q	Conc	Q	Conc	Q	Conc	Q
TOTAL METALS																	
Aluminum, Total	NL	NL	NL	3760		3120		1700		4680		3410		5360		4960	
Antimony, Total	NL	NL	NL	2	J	1.16	J	0.474	J	1.08	J	0.835	J	0.817	J	<0.338	U
Arsenic, Total	13	16	16	9.23		6.15		5.5		11.7		10.6		9.16		3.44	
Barium, Total	350	400	820	82.7		45.6		29.7		60.9		117		122		65.5	
Beryllium, Total	7.2	590	47	0.339	J	0.222	J	0.181		0.348	J	0.171	J	0.373	J	0.169	J
Cadmium, Total	2.5	9.3	7.5	0.638	J	0.166	J	<0.084	U	0.133	J	1.33		1.45		0.685	J
Calcium, Total	NL	NL	NL	21000		9560		79100		8930		16300		4410		16400	
Chromium, Total	30	1,500	NL	12.2		8.36		4.19		10.1		10.3		11.5		9.62	
Cobalt, Total	NL	NL	NL	3.72		3.43		1.93		4.29		3.47		4.74		4.56	
Copper, Total	50	270	1720	47.3		28.4		17.2		31.5		34		37.7		14.3	
Iron, Total	2,000*	NL	NL	13300		10800		8460		12200		9790		13300		10100	
Lead, Total	63	1000	450	336		141		65.6		145		368		347		138	
Magnesium, Total	NL	NL	NL	9160		5330		43100		4080		3440		1740		4020	
Manganese, Total	1600	10000	2000	312		307		222		315		266		328		285	
Mercury, Total	0.18	2.8	0.73	0.417		0.082		0.061	J	0.212		0.208		0.293		0.141	
Nickel, Total	30	310	130	9.15		13.6		3.68		9.16		12.7		10.4		7.97	
Potassium, Total	NL	NL	NL	664		558		417		815		772		536		366	
Selenium, Total	3.9	1500	4	1.06	J	0.48	J	0.56	J	1.49	J	0.705	J	<0.260	U	<0.230	U
Silver, Total	2	1500	8.3	0.449	J	<0.261	U	<0.244	U	<0.289	U	0.443	J	0.343	J	<0.252	U
Sodium, Total	NL	NL	NL	90.4	J	46.6	J	114	J	47.1	J	49.9	J	43.1	J	70.4	J
Thallium, Total	NL	NL	NL	<0.314	U	<0.291	U	<0.271	U	<0.322	U	<0.317	U	<0.318	U	<0.280	U
Vanadium, Total	NL	100	NL	13.4		10.1		7		14.2		11.3		16.1		13.7	
Zinc, Total	109	10000	2480	471		139		44.8		179		216		253		74.7	

NOTES:
All values displayed in milligrams per kilograms (mg/kg) or parts per million (ppm)
"<" - Indicates compound was not detected above the indicated laboratory method detection
Italic font indicates the compound was not detected above the MDL but the MDL exceeds one or more applicable SCO
Bold font indicates that the compound was detected at a concentration above its respective MDL
Yellow highlight indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(a) Unrestricted Use Soil Cleanup Objective (SCO)
Single Underline indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(b) Commercial Use SCO
Bold italic font indicates that the compound was detected at a concentration above its respective NYCRR Part 375-6.8(b) Protection of Groundwater SCO
Metals analyzed by USEPA Method 6010/7471
NL indicates Not Listed
J indicates an estimated value
U indicates the concentration was not detected above MDL
*Value for iron obtained from CP-51 SSCOs, Table 1, "Supplemental Soil Cleanup Objectives"

LaBella
Powered by partnership.

Table 4
Phase II Environmental Site Assessment
E. Main and Laura Properties, Rochester, NY
Summary of VOCs in Groundwater
LaBella Project # 2182815.01

SAMPLE ID:	NYCRR Part 703 Groundwater Quality Standards	BW-02	
LAB ID:		L2001342-01	
COLLECTION DATE:		1/10/2020	
SAMPLE DEPTH:		16 - 24.5 ft bgs	
SAMPLE MATRIX:		WATER	
ANALYTE	(ug/l)	Conc	Q
VOLATILE ORGANICS BY GC/MS			
1,1,1-Trichloroethane	5	<0.7	U
1,1,2,2-Tetrachloroethane	5	<0.17	U
1,1,2-Trichloroethane	1	<0.7	U
1,1-Dichloroethane	5	<0.5	U
1,1-Dichloroethene	5	<0.17	U
1,2,4-Trichlorobenzene	5	<0.7	U
1,2,4-Trimethylbenzene	5	<0.7	U
1,2-Dibromo-3-chloropropane	0.4	<0.7	U
1,2-Dibromoethane	NL	<0.65	U
1,2-Dichlorobenzene	4.7	<0.7	U
1,2-Dichloroethane	5	<0.13	U
1,2-Dichloropropane	1	<0.14	U
1,3,5-Trimethylbenzene	5	<0.7	U
1,3-Dichlorobenzene	5	<0.7	U
1,4-Dichlorobenzene	5	<0.7	U
2-Butanone	50	<1.9	U
2-Hexanone	50*	<1.0	U
4-Methyl-2-pentanone	50	<1.0	U
Acetone	50	**2.3**	**J**
Benzene	0.7	<0.16	U
Bromodichloromethane	50*	<0.19	U
Bromoform	50*	<0.65	U
Bromomethane	5	<0.7	U
Carbon disulfide	50	<1.0	U
Carbon tetrachloride	5	<0.13	U
Chlorobenzene	5	<0.7	U
Chloroethane	50	<0.7	U
Chloroform	7	<0.7	U
Chloromethane	NL	<0.7	U
cis-1,2-Dichloroethene	5	<0.7	U
cis-1,3-Dichloropropene	0.4	<0.14	U
Cyclohexane	NL	<0.27	U
Dibromochloromethane	50	<0.15	U
Dichlorodifluoromethane	5	<1.0	U
Ethylbenzene	5	<0.7	U
Freon-113	5	<0.7	U
Isopropylbenzene	5	<0.7	U
Methyl Acetate	NL	<0.23	U
Methyl cyclohexane	NL	<0.4	U
Methyl tert butyl ether	10	<0.7	U
Methylene chloride	5	<0.7	U
n-Butylbenzene	5	<0.7	U
n-Propylbenzene	5	<0.7	U
Naphthalene	10	<0.7	U
o-Xylene	5	<0.7	U
p-Isopropyltoluene	5	<0.7	U
p/m-Xylene	5	<0.7	U
sec-Butylbenzene	5	<0.7	U
Styrene	5	<0.7	U
tert-Butylbenzene	5	<0.7	U
Tetrachloroethene	5	**0.25**	**J**
Toluene	5	<0.7	U
trans-1,2-Dichloroethene	5	<0.7	U
trans-1,3-Dichloropropene	0.4	<0.16	U
Trichloroethene	5	<0.18	U
Trichlorofluoromethane		<0.7	U
Vinyl chloride	2	<0.07	U
Total VOCs		2.55	-

NOTES:
All values displayed in micrograms per liter (ug/L) or parts per billion (ppb)
"<" - Indicates compound was not detected above the indicated laboratory method detection limit (MDL).
Yellow highlight indicates that the compound was detected at a concentration above its respective 6 NYCRR Part 703 Groundwater Quality Standard or Technical and Operational Guidance Series (TOGS 1.1.1) Guidance Value
Italic font indicates the compound was not detected above the MDL but the MDL exceeds the applicable standard.
Bold font indicates that the compound was detected at a concentration above its respective MDL
* indicates no Part 703 Standard, TOGS 1.1.1 Guidance Value is listed
VOCs analyzed by USEPA Method 8260
NL indicates Not Listed; J indicates an estimated value.
U indicates the concentration was not detected above MDL

LaBella
Powered by partnership.

APPENDIX 2

LaBella Associates, D.P.C. Phase I ESA Reports
(CD Only)

APPENDIX 3

April 2019 LaBella Phase II ESA Report
(CD Only)

APPENDIX 4

March 2020 LaBella Phase II ESA Report
(CD Only)

APPENDIX 5

Generic Health and Safety Plan

Site Health and Safety Plan

Location:

1-5, 2, 4-6, 7-9, 8-8.5, 11-15 Laura Street
1214-1216, 1222, 1228-1230, 1240, 1252 East Main Street
Rochester, New York 14609

Prepared For:

Division of Environmental Quality
City of Rochester
30 Church Street, Room 300-B
Rochester, New York 14614

LaBella Project No. 2182815.01

March 2020

Table of Contents

SITE HEALTH AND SAFETY PLAN

Project Title:	East Main Street and Laura Street Properties – Environmental Management Plan
Project Number:	2182815.01
Project Location (Site):	1-5, 4-6, 7-9,8-8.5, 10, 11-15 Laura Street and 1214-1216, 1222, 1228-1230, 1252 East Main Street., Rochester, New York 14609
Project Manager:	To Be Determined
Site Safety Supervisor:	To Be Determined
Site Contact:	To Be Determined
Safety Director:	To Be Determined
Proposed Date(s) of Field Activities:	To Be Determined
Site Conditions:	1.2 acres; Current Site features unoccupied vacant land. The Site was recently occupied by residences, which have since been demolished. Urban fill remains on-site, with some SVOC and metals contamination in the fill layer.
Site Environmental Information Provided By:	▪ *Phase I Environmental Site Assessments*, completed by LaBella Associates, D.P.C. ("LaBella"), June 2018
Air Monitoring Provided By:	LaBella Associates, DPC
Site Control Provided By:	LaBella Associates, DPC

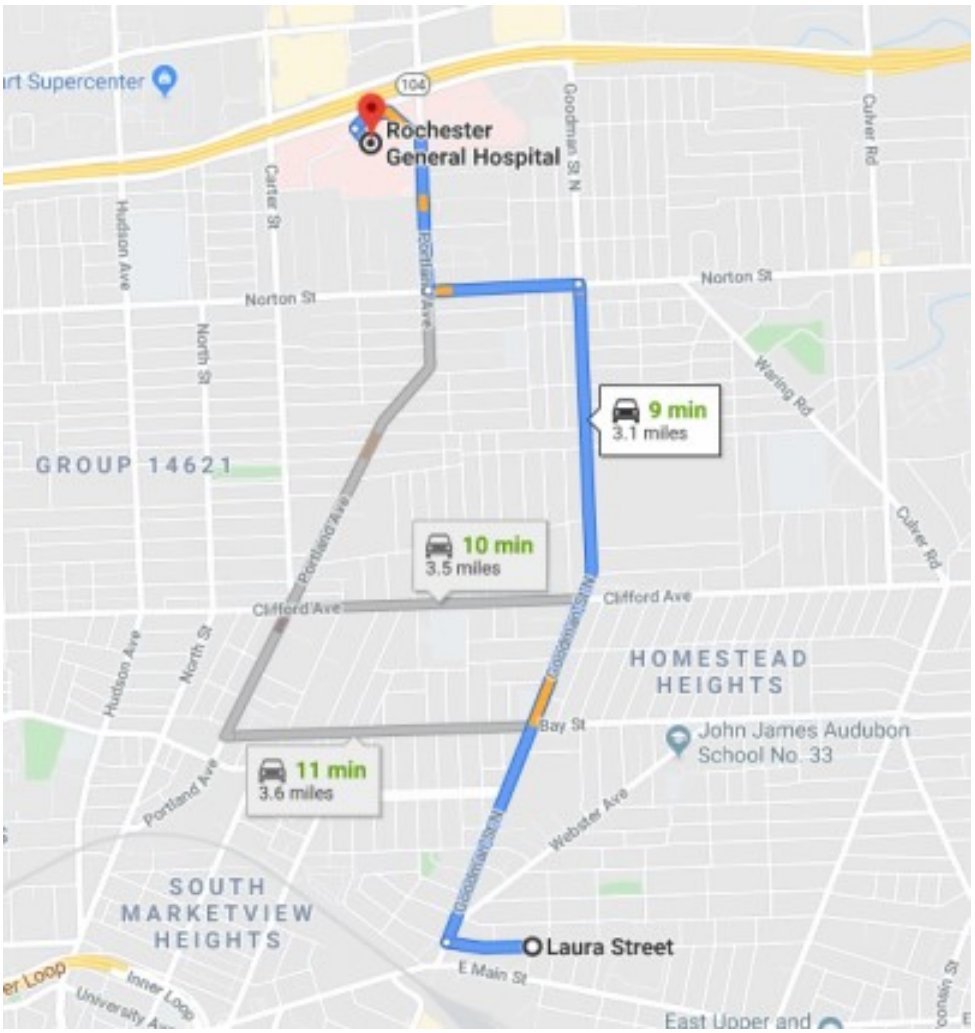
EMERGENCY CONTACTS

	Name	Phone Number
Ambulance:	As Per Emergency Service	911
Hospital Emergency:	Rochester General Hospital	(585) 473-2200
Poison Control Center:	Finger Lakes Poison Control	585-273-5151
Police (local, state):	Rochester Police Department	911
Fire Department:	Rochester Fire Department	911
Site Contact:	To Be Determined	585-428-6884
Project Manager:	To Be Determined	-----
Site Safety Supervisor:	To Be Determined	-----
Safety Director	To Be Determined	-----

MAP AND DIRECTIONS TO THE MEDICAL FACILITY - HIGHLAND HOSPITAL

Total Est. Time: 9 minutes **Total Est. Distance:** 3.1miles

1:	Head WEST on HAYWARD AVE toward LAMPSON ST	0.2 miles
2:	Turn RIGHT onto GOODMAN ST N	1.8 miles
3:	Turn LEFT onto NORTON ST	0.4 miles
4:	Turn RIGHT onto PORTLAND AVE	0.4 miles
5:	Turn LEFT onto ROCHESTER GENERAL HOSPITAL DR	0.2 miles
6:	End at **1425 Portland Ave.** Rochester, NY 14621	



1.0 Introduction

The purpose of this Health and Safety Plan (HASP) it to provide guidelines for responding to potential health and safety issues that may be encountered during intrusive activities at the E. Main and Laura Street properties Site in the City of Rochester, Monroe County, New York (the Site). This HASP only reflects the policies of LaBella Associates D.P.C. The requirements of this HASP are applicable to LaBella personnel at the work site. It is the responsibility of each sub-consultant and sub-contractor to follow their own company HASP. This document's project specifications should be consulted for guidance in preventing and quickly abating any threat to human safety or the environment. The provisions of the HASP were developed in general accordance with 29 CFR 1910 and 29 CFR 1926 and do not replace or supersede any regulatory requirements of the USEPA, NYSDEC, OSHA or and other regulatory body.

2.0 Responsibilities

This HASP presents guidelines to minimize the risk of injury to project personnel, and to provide rapid response in the event of injury. The HASP is applicable only to activities of approved LaBella personnel. It is the responsibility of LaBella employees to follow the requirements of this HASP, or HASPs specific to individual activities, and all applicable company safety procedures.

3.0 Activities Covered

The activities covered under this HASP are limited to the following:

- Environmental Monitoring associated with intrusive activities at the Site including but not limited to:
  - Excavation
  - Geoprobing
  - Grading
- Soil, Surface Water, and Groundwater Characterization

4.0 Work Area Access and Site Control

Site control during the project will be the responsibility of the Contractor performing the work. LaBella will have primary responsibility for maintaining a safe work area for all activities conducted by LaBella personnel. Such work area controls will consist of:

- Temporary fencing.
- Air monitoring.
- Use of Personal Protective Equipment (PPE).

5.0 Potential Health and Safety Hazards

This section lists some potential health and safety hazards that project personnel may encounter at the project site and some actions to be implemented by approved personnel to control and reduce the associated risk to health and safety. This is not intended to be a complete listing of any and all potential health and safety hazards. New or different hazards may be encountered as site environmental and site work conditions change. The suggested actions to be taken under this plan are not to be substituted for good judgment on the part of project personnel. At all times, the Site Safety Officer has responsibility for site safety and his instructions must be followed.

5.1 *Hazards Due to Heavy Machinery and Equipment*

Potential Hazard:
Heavy machinery including trucks, drilling rigs, trailers, etc. will be in operation at the site. The presence of such equipment presents the danger of being struck or crushed. Use caution when working near heavy machinery.

Protective Action:
Make sure that operators are aware of your activities, and heed operator's instructions and warnings. Wear bright colored clothing and walk safe distances from heavy equipment. A hard hat, safety glasses and steel toe shoes are required.

5.2 *Excavation Hazards*

Potential Hazard:
Excavations and trenches can collapse, causing injury or death. Edges of excavations can be unstable and collapse. Toxic and asphyxiant gases can accumulate in confined spaces and trenches. Excavations that require working within the excavation will require air monitoring in the breathing zone (refer to Section 9.0).

Excavations left open create a fall hazard which can cause injury or death.

Protective Action:
Personnel must receive approval from the Project Manager to enter an excavation for any reason. Subsequently, approved personnel are to receive authorization for entry from the Site Safety Officer. Approved personnel are not to enter excavations over 4 feet in depth unless excavations are adequately sloped. Additional personal protective equipment may be required based on the air monitoring.

Personnel should exercise caution near all excavations at the site as it is expected that excavation sidewalls will be unstable. Do not proceed closer than 3 feet to an unsupported or non-sloped excavation side wall.

Fencing and/or barriers accompanied by "no trespassing" signs should be placed around all excavations when left open for any period of time when work is not being conducted.

5.3 *Cuts, Punctures and Other Injuries*

Potential Hazard:
In any excavation or construction work site there is the potential for the presence of sharp or jagged edges on rock, metal materials, and other sharp objects. Serious cuts and punctures can result in loss of blood and infection.

Protective Action:
The Project Manager is responsible for making First Aid supplies available at the work site to treat minor injuries. The Site Safety Officer is responsible for arranging the transportation of authorized on-site personnel to medical facilities when First Aid treatment in not sufficient. Do not move seriously injured workers. All injuries requiring treatment are to be reported to the Project Manager. Serious injuries are to be reported immediately to the Site Safety Officer.

5.4 *Injury Due to Exposure of Chemical Hazards*

Potential Hazards:
Contaminants identified in testing locations at the Site include various volatile organic compounds (VOCs), primarily VOCs associated with petroleum contamination. Volatile organic vapors, chlorinated solvents or other chemicals may be encountered during subsurface activities at the project work site. Inhalation of high concentrations of volatile organic vapors can cause headache, stupor, drowsiness, confusion and other health effects. Skin contact can cause irritation, chemical burn, or dermatitis. The Safety Data Sheet is included as Appendix 1 of the IRM Work Plan.

Protective Action:
The presence of organic vapors may be detected by their odor and by monitoring instrumentation. Approved employees will not work in environments where hazardous concentrations of organic vapors are present. Air monitoring will be performed in accordance with the NYSDOH Generic CAMP. Personnel are to leave the work area whenever PID measurements of ambient air exceed 25 ppm consistently for a 5 minute period. In the event that sustained total volatile organic compound (VOC) readings of 25 ppm is encountered personnel should upgrade personal protective equipment to Level C (refer to Section 8.0) and an Exclusion Zone should be established around the work area to limit and monitor access to this area (refer to Section 6.0).

5.5 *Injuries Due to Extreme Hot or Cold Weather Conditions*

Potential Hazards:
Extreme hot weather conditions can cause heat exhaustion, heat stress and heat stroke or extreme cold weather conditions can cause hypothermia.

Protective Action:
Precaution measures should be taken such as dress appropriately for the weather conditions and drink plenty of fluid. If personnel should suffer from any of the above conditions, proper techniques should be taken to cool down or heat up the body and taken to the nearest hospital if needed.

6.0 Work Zones

In the event that conditions warrant establishing various work zones (i.e., based on hazards - Section 5.4), the following work zones should be established:

Exclusion Zone (EZ):
The EZ will be established in the immediate vicinity and adjacent downwind direction of site activities that elevate breathing zone VOC concentrations to unacceptable levels based on field screening. These site activities include contaminated soil excavation and soil sampling activities. If access to the site is required to accommodate non-project related personnel then an EZ will be established by constructing a barrier around the work area (yellow caution tape and/or construction fencing). The EZ barrier shall encompass the work area and any equipment staging/soil staging areas necessary to perform the associated work. The contractor(s) will be responsible for establishing the EZ and limiting access to approved personnel. LaBella will not enter the EZ unless deemed necessary to do so. Depending on the condition for establishing the EZ, access to the EZ may require adequate PPE (e.g., Level

C).

Contaminant Reduction Zone (CRZ):
The CRZ will be the area where personnel entering the EZ will don proper PPE prior to entering the EZ and the area where PPE may be removed. The CRZ will also be the area where decontamination of equipment and personnel will be conducted as necessary.

7.0 Decontamination Procedures

Upon leaving the work area, approved personnel shall decontaminate footwear as needed. Under normal work conditions, detailed personal decontamination procedures will not be necessary. Work clothing may become contaminated in the event of an unexpected splash or spill or contact with a contaminated substance. Minor splashes on clothing and footwear can be rinsed with clean water. Heavily contaminated clothing should be removed if it cannot be rinsed with water. Personnel assigned to this project should be prepared with a change of clothing whenever on site.

8.0 Personal Protective Equipment

Generally, site conditions at this work site require level of protection of Level D or modified Level D. However, air monitoring will be conducted to determine if up-grading to Level C PPE is required (refer to Section 9.0). Descriptions of the typical safety equipment associated with Level D and Level C are provided below:

Level D:
Hard hat, safety glasses, rubber nitrile sampling gloves, steel toe construction grade boots, etc.

Level C:
Level D PPE and full or ½-face respirator and tyvek suit (if necessary). [*Note: Organic vapor cartridges are to be changed after each 8-hours of use or more frequently.*]

9.0 Air Monitoring

According to 29 CFR 1910.120(h), air monitoring shall be used to identify and quantify airborne levels of hazardous substances and health hazards in order to determine the appropriate level of employee protection required for personnel working onsite. Air monitoring will consist at a minimum of the procedure listed below. Air monitoring instruments will be calibrated and maintained in accordance with the manufacturer's specifications.

The Air Monitor will utilize a photoionization detector (PID) to screen the ambient air in the work areas (drilling, excavation, soil staging, and soil grading areas) for total Volatile Organic Compounds (VOCs) and a DustTrak tm Model 8520 aerosol monitor or equivalent for measuring particulates. Work area ambient air will generally be monitored in the work area and downwind of the work area. Air monitoring of the work areas and downwind of the work areas will be performed at least every 60 minutes using a PID and the DustTrak meter.

If sustained PID readings of greater than 25 ppm are recorded in the breathing zone, either personnel are to leave the work area until satisfactory readings are obtained or approved personnel may re-enter the work areas wearing at a minimum a ½ face respirator with organic vapor cartridges for an 8-hour duration (i.e., upgrade to Level C PPE). Organic vapor cartridges are to be changed

after each 8-hour use or more frequently, if necessary. If PID readings are sustained, in the work area, at levels above 50 ppm for a 5 minute average, work will be stopped immediately until safe levels of VOCs are encountered or additional PPE will be required (i.e., Level B).

If downwind PID measurements reach or exceed 25 ppm consistently for a 5 minute period downwind of the work area, PID readings will be taken within the buildings (if occupied) on Site to ensure that the vapors are not penetrating any occupied building and effecting the personnel working within. If the PID measurements reach or exceed 25 ppm within the nearby buildings, the personnel should be evacuated via a route in which they would not encounter the work area. The building should then be ventilated until the PID measurements within the building are at or below background levels. It should be noted that the site buildings are currently vacant.

10.0 Emergency Action Plan

In the event of an emergency, employees are to turn off and shut down all powered equipment and leave the work areas immediately. Employees are to walk or drive out of the Site as quickly as possible and wait at the assigned 'safe area'. Follow the instructions of the Site Safety Officer.

Employees are not authorized or trained to provide rescue and medical efforts. Rescue and medical efforts will be provided by local authorities.

11.0 Medical Surveillance

Medical surveillance will be provided to all employees who are injured due to overexposure from an emergency incident involving hazardous substances at this site.

12.0 Employee Training

Personnel who are not familiar with this site plan will receive training on its entire content and organization before working at the Site.

Individuals involved with the fieldwork must be 40-hour OSHA HAZWOPER trained with current 8-hour refresher certification.

Table 1
Exposure Limits and Recognition Qualities

Compound	PEL-TWA (ppm)(b)(d)	TLV-TWA (ppm)(c)(d)	STEL	LEL (%)(e)	UEL (%)(f)	IDLH (ppm)(g)(d)	Odor	Odor Threshold (ppm)	Ionization Potential
Acetone	750	500	NA	2.15	13.2	20,000	Sweet	4.58	9.69
Anthracene	0.2	0.2	NA	NA	NA	NA	Faint aromatic	NA	NA
Benzene	1	0.5	5	1.3	7.9	3000	Pleasant	8.65	9.24
Benzo (a) pyrene (coal tar pitch volatiles)	0.2	0.1	NA	NA	NA	700	NA	NA	NA
Benzo (a)anthracene	NA	NA	NA	NA	NA	NA	NA	NA	NA
Benzo (b) Fluoranthene	NA	NA	NA	NA	NA	NA	NA	NA	NA
Benzo (g,h,i)perylene	NA	NA	NA	NA	NA	NA	NA	NA	NA
Benzo (k) Fluoranthene	NA	NA	NA	NA	NA	NA	NA	NA	NA
Bromodichloromethane	NA	NA	NA	NA	NA	NA	NA	NA	10.88
Carbon Disulfide	20	1	NA	1.3	50	500	Odorless or strong garlic type	0.096	10.07
Chlorobenzene	75	10	NA	1.3	9.6	2,400	Faint almond	0.741	9.07
Chloroform	50	2	NA	NA	NA	1,000	ethereal odor	11.7	11.42
Chrysene	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,2-Dichloroethylene	200	200	NA	9.7	12.8	400	Acrid	NA	9.65
1,2-Dichlorobenzene	50	25	NA	2.2	9.2		Pleasant		9.07
Ethylbenzene	100	100	NA	1	6.7	2,000	Ether	2.3	8.76
Fluoranthene	NA	NA	NA	NA	NA	NA	NA	NA	NA
Fluorene	NA	NA	NA	NA	NA	NA	NA	NA	NA
Isopropylbenzene	NA	NA	NA	NA	NA	NA	NA	NA	NA
Methane	NA	NA	NA	5	15	NA	NA	NA	12.98
Methylene Chloride	500	50	NA	12	23	5,000	Chloroform-like	10.2	11.35
Naphthalene	10, Skin	10	NA	0.9	5.9	250	Moth Balls	0.3	8.12
n-propylbenzene	NA	NA	NA	NA	NA	NA	NA	NA	NA
Phenanthrene	NA	NA	NA	NA	NA	NA	NA	NA	NA
Pyrene	NA	NA	NA	NA	NA	NA	NA	NA	NA
p-Isopropylbenzene	NA	NA	NA	NA	NA	NA	NA	NA	NA
sec-Butylbenzene	NA	NA	NA	NA	NA	NA	NA	NA	NA
Tetrachloroethane	NA	NA	NA	NA	NA	NA	Sweet	NA	NA
Toluene	100	100	NA	0.9	9.5	2,000	Sweet	2.1	8.82
Trichloroethylene	100	50	NA	8	12.5	1,000	Chloroform	1.36	9.45
1,2,4-Trimethylbenzene	NA	25	NA	0.9	6.4	NA	Distinct	2.4	NA
1,3,5-Trimethylbenzene	NA	25	NA	NA	NA	NA	Distinct	2.4	NA
Vinyl Chloride	1	1	NA	NA	NA	NA	NA	NA	NA
Xylenes (o,m,p)	100	100	NA	1	7	1,000	Sweet	1.1	8.56
Metals									
Arsenic	0.01	0.2	NA	NA	NA	100, Ca	Almond	NA	NA
Cadmium	0.2	0.5	NA	NA	NA	NA	NA	NA	NA
Chromium	1	0.5	NA	NA	NA	NA	NA	NA	NA
Lead	0.05	0.15	NA	NA	NA	700	NA	NA	NA
Mercury	0.05	0.05	NA	NA	NA	28	Odorless	NA	NA
Selenium	0.2	0.02	NA	NA	NA	Unknown	NA	NA	NA
Other									
Asbestos	0.1 (f/cc)	NA	1.0 (f/cc)	NA	NA	NA	NA	NA	NA

(a) Skin = Skin Absorption

(b) OSHA-PEL Permissible Exposure Limit (flame weighted average, 8-hour): NIOSH Guide, June 1990

(c) ACGIH – 8 hour time weighted average from Threshold Limit Values and Biological Exposure Indices for 2003

(d) Metal compounds in mg/m3

(e) Lower Exposure Limit (%)

(f) Upper Exposure Limit (%)

(g) mmediately Dangerous to Life or Health Level: NIOSH Guide, June 1990

Notes:

1. All values are given in parts per million (PPM) unless otherwise indicated
2. Ca = Possible Human Carcinogen, no IDLH information

APPENDIX 6

NYSDOH Generic Community Air Monitoring Plan

Appendix 1A
New York State Department of Health
Generic Community Air Monitoring Plan

Overview

A Community Air Monitoring Plan (CAMP) requires real-time monitoring for volatile organic compounds (VOCs) and particulates (i.e., dust) at the downwind perimeter of each designated work area when certain activities are in progress at contaminated sites. The CAMP is not intended for use in establishing action levels for worker respiratory protection. Rather, its intent is to provide a measure of protection for the downwind community (i.e., off-site receptors including residences and businesses and on-site workers not directly involved with the subject work activities) from potential airborne contaminant releases as a direct result of investigative and remedial work activities. The action levels specified herein require increased monitoring, corrective actions to abate emissions, and/or work shutdown. Additionally, the CAMP helps to confirm that work activities did not spread contamination off-site through the air.

The generic CAMP presented below will be sufficient to cover many, if not most, sites. Specific requirements should be reviewed for each situation in consultation with NYSDOH to ensure proper applicability. In some cases, a separate site-specific CAMP or supplement may be required. Depending upon the nature of contamination, chemical- specific monitoring with appropriately-sensitive methods may be required. Depending upon the proximity of potentially exposed individuals, more stringent monitoring or response levels than those presented below may be required. Special requirements will be necessary for work within 20 feet of potentially exposed individuals or structures and for indoor work with co-located residences or facilities. These requirements should be determined in consultation with NYSDOH.

Reliance on the CAMP should not preclude simple, common-sense measures to keep VOCs, dust, and odors at a minimum around the work areas.

Community Air Monitoring Plan

Depending upon the nature of known or potential contaminants at each site, real-time air monitoring for VOCs and/or particulate levels at the perimeter of the exclusion zone or work area will be necessary. Most sites will involve VOC and particulate monitoring; sites known to be contaminated with heavy metals alone may only require particulate monitoring. If radiological contamination is a concern, additional monitoring requirements may be necessary per consultation with appropriate DEC/NYSDOH staff.

Continuous monitoring will be required for all ground intrusive activities and during the demolition of contaminated or potentially contaminated structures. Ground intrusive activities include, but are not limited to, soil/waste excavation and handling, test pitting or trenching, and the installation of soil borings or monitoring wells.

Periodic monitoring for VOCs will be required during non-intrusive activities such as the collection of soil and sediment samples or the collection of groundwater samples from existing monitoring wells. “Periodic” monitoring during sample collection might reasonably consist of taking a reading upon arrival at a sample location, monitoring while opening a well cap or

overturning soil, monitoring during well baling/purging, and taking a reading prior to leaving a sample location. In some instances, depending upon the proximity of potentially exposed individuals, continuous monitoring may be required during sampling activities. Examples of such situations include groundwater sampling at wells on the curb of a busy urban street, in the midst of a public park, or adjacent to a school or residence.

VOC Monitoring, Response Levels, and Actions

Volatile organic compounds (VOCs) must be monitored at the downwind perimeter of the immediate work area (i.e., the exclusion zone) on a continuous basis or as otherwise specified. Upwind concentrations should be measured at the start of each workday and periodically thereafter to establish background conditions, particularly if wind direction changes. The monitoring work should be performed using equipment appropriate to measure the types of contaminants known or suspected to be present. The equipment should be calibrated at least daily for the contaminant(s) of concern or for an appropriate surrogate. The equipment should be capable of calculating 15-minute running average concentrations, which will be compared to the levels specified below.

1. If the ambient air concentration of total organic vapors at the downwind perimeter of the work area or exclusion zone exceeds 5 parts per million (ppm) above background for the 15-minute average, work activities must be temporarily halted and monitoring continued. If the total organic vapor level readily decreases (per instantaneous readings) below 5 ppm over background, work activities can resume with continued monitoring.

2. If total organic vapor levels at the downwind perimeter of the work area or exclusion zone persist at levels in excess of 5 ppm over background but less than 25 ppm, work activities must be halted, the source of vapors identified, corrective actions taken to abate emissions, and monitoring continued. After these steps, work activities can resume provided that the total organic vapor level 200 feet downwind of the exclusion zone or half the distance to the nearest potential receptor or residential/commercial structure, whichever is less - but in no case less than 20 feet, is below 5 ppm over background for the 15-minute average.

3. If the organic vapor level is above 25 ppm at the perimeter of the work area, activities must be shutdown.

4. All 15-minute readings must be recorded and be available for State (DEC and NYSDOH) personnel to review. Instantaneous readings, if any, used for decision purposes should also be recorded.

Particulate Monitoring, Response Levels, and Actions

Particulate concentrations should be monitored continuously at the upwind and downwind perimeters of the exclusion zone at temporary particulate monitoring stations. The particulate monitoring should be performed using real-time monitoring equipment capable of measuring particulate matter less than 10 micrometers in size (PM-10) and capable of integrating over a period of 15 minutes (or less) for comparison to the airborne particulate action level. The equipment must be equipped with an audible alarm to indicate exceedance of the action level. In addition, fugitive dust migration should be visually assessed during all work activities.

1. If the downwind PM-10 particulate level is 100 micrograms per cubic meter (mcg/m^3) greater than background (upwind perimeter) for the 15-minute period or if airborne dust is observed leaving the work area, then dust suppression techniques must be employed. Work may continue with dust suppression techniques provided that downwind PM-10 particulate levels do not exceed 150 mcg/m^3 above the upwind level and provided that no visible dust is migrating from the work area.

2. If, after implementation of dust suppression techniques, downwind PM-10 particulate levels are greater than 150 mcg/m^3 above the upwind level, work must be stopped and a re-evaluation of activities initiated. Work can resume provided that dust suppression measures and other controls are successful in reducing the downwind PM-10 particulate concentration to within 150 mcg/m^3 of the upwind level and in preventing visible dust migration.

3. All readings must be recorded and be available for State (DEC and NYSDOH) and County Health personnel to review.

December 2009