

## Peck, Dennis

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**From:** John Billone Jr. [johnjr@flowercitymanagement.com]  
**Sent:** Monday, August 23, 2010 2:39 PM  
**To:** Peck, Dennis  
**Cc:** Biondolillo, Joseph; Sheets, Kathy  
**Subject:** RE: 420 South Ave Site

Hi Dennis:

I've had a moment to review your notes and agree with your comments with one exception. We (the city of Rochester and myself) have yet to agree on a contract which would in fact transfer the ownership of this property to me thereby making me the legal property owner and the party responsible for any potential clean-up. I believe knowing what to do if contamination is encountered and how it gets paid for are two different issues. I realize this contract is forthcoming and Kathy and I can discuss this particular item.

I have contacted Dave Steiner and he should be done with the changes/additions by tomorrow.

Thanks,

[John Billone Jr.](#)

President



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**From:** Peck, Dennis [mailto:peckd@CityofRochester.gov]  
**Sent:** Wednesday, August 18, 2010 11:40 AM  
**To:** 'John Billone Jr.'; 'Dave Steiner'  
**Cc:** cguzzetta@rny.sjbegs.com; Biondolillo, Joseph; Sheets, Kathy  
**Subject:** RE: 420 South Ave Site

The City Division of Environmental Quality (DEQ) reviewed the Draft soil management plan for 420 South Ave and offers the following comments:

- The title should probably be soil and groundwater management plan in keeping with NYSDEC guidance
- Section I 1<sup>st</sup> paragraph – No figures were attached. I think there should be two figures – a site locus map using a USGS map for a base and a site plan showing all of the necessary site features – USTs, lift, sample locations, soil borings, etc.
- Section I 2nd paragraph – the sentence about petroleum impact groundwater should be deleted because groundwater is addressed on page 9. The last sentence of the paragraph should read “The SMP should be provided by the owner to any parties . . . “

- Section I – there should be a brief description of the anticipated future use of the site. John Billone can provide some input for this.
- Section II – The Health Dept. contact should be changed to Monroe County Department of Health, Jeffrey M. Kosmala, P.E., Senior Public Health Engineer, 111 Westfall Road Room 914 Rochester, NY 14620. The City of Rochester contact should be changed to Division of Environmental Quality Attention: Joseph Biondolillo, City Hall Room 300 B, 30 Church Street, Rochester, NY 14614. These contacts should also be changed in Section VII.
- Section III 1<sup>st</sup> paragraph – references figures but none were attached
- Section VII – It may also be a good idea to notify NYSDEC 2 business days before work that may encounter contamination as a “heads up” and then follow up with notification if contamination is encountered. The sentence that starts with “NYSDEC will then determine . . .” should be replaced by “The owner will be responsible for contamination should it be encountered/disturbed”. The whole idea of having a plan in place is to know what you are going to do when contamination is encountered.
- Section IX 2<sup>nd</sup> paragraph – this section is weak. Work that may disturb impacted materials should be monitored and documented by a qualified environmental professional. A PID should be used in the field as part of the monitoring. See pages 9 through 12 of the Day Environmental EMP provided to Chuck Guzzetta.
- Section IX groundwater section – there is only one option considered – why write it like this?
- A section for engineering controls should be inserted before institutional controls. NYSDEC specifically requested a discussion of engineering controls in their letter dated July 26, 2010 based on the future use of the site. See Day EMP page 16.




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**From:** John Billone Jr. [mailto:johnjr@flowercitymanagement.com]  
**Sent:** Friday, August 13, 2010 1:16 PM  
**To:** 'Dave Steiner'; Peck, Dennis  
**Cc:** cguzzetta@rny.sjbegs.com  
**Subject:** RE: 420 South Ave Site

Thank you Dave. I will forward to necessary folks and get back to you with any questions, comments or changes that may need to be made.

[John Billone Jr.](#)  
 President



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**From:** Dave Steiner [mailto:dsteiner@sjbegs.com]  
**Sent:** Thursday, August 12, 2010 6:56 PM  
**To:** John Billone Jr.; Peck, Dennis  
**Cc:** cguzzetta@rny.sjbegs.com  
**Subject:** 420 South Ave Site

Attached for review and comment, please find a draft Soil Management Plan for the 420 South Ave site.

FYI,

Dave

David R. Steiner, P.G.  
Environmental Services Manager

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