Monitoring Well Closures

54 Railroad Avenue

NYSDEC Site N0. 401046
A Portion of the Former Paulsen-Holbrook / Miron Lumber Site
Town of Guilderland
Albany County, New York

PROJECT 21-0105

June 21, 2022

Prepared by:

EARTH ENVIRONMENTAL LLC
15 WEST SKY LANE
CLIFTON PARK, NEW YORK 12065

TABLE OF CONTENTS

1.0 SITE BACKGROUND

The Subject Property (SP) is comprised of two tax parcels located at 50 and 54 Railroad Avenue, Town of Guilderland and the City of Albany, Albany County, New York, and is identified as a single 3.26-acre land parcel along the south side of Railroad Avenue. The property is accessed via a gated entrance from Railroad Avenue and contains a single wooden structure, formerly utilized by Miron Lumber as a mill shop. Well closures occurred within this building and in outside areas to the north and east of the building. All well closures were within the Town of Guilderland on the 54 Railroad Avenue portion of this parcel. This parcel is identified throughout this report as the Subject Property or "SP". The SP is currently a vacant unoccupied commercial property. These wells were originally installed during a series of remedial investigations on this property by the NYSDEC and others to determine the extent of site contamination caused by subsurface impacts from a former lumber pressure treating operation in the area to the west and southwest of these monitoring wells. Those studies did not indicate soil or groundwater impacts in the areas where these wells exist and so NYSDEC recently determined that the wells could be decommissioned/removed in preparation for future construction activities in these areas by the current site owners.

The Miron Lumber business at the site was closed in the 1990's and in that timeframe, the deposition of hazardous waste in the form of copper, chrome and arsenate wood treating chemical waste was identified on the property, to the west of the subject site portion of a then larger parcel. Remediation was performed by the New York State Department of Environmental Conservation (NYSDEC) to mitigate the hazardous waste impact on the larger parcel and subsequently, the SP portion of the larger parcel was subdivided and acquired by Store Away Warehousing At Guilderland, LLC. As a precursor to the planned development of this parcel, Store Away Warehousing At Guilderland, LLC requested and received permission from the NYSDEC to decommission five groundwater monitoring wells on this parcel in an April 18, 2022 settlement with the NYSDEC.

In an order on consent and administrative settlement by the NYSDEC for this property, being a subdivided portion of the delisted hazardous waste site known as NYSDEC Site Number C0 4-20211018-86, and dated 3/11/2022, the NYSDEC determined that these monitoring wells known as ML-6, ML-7, ML-8, ML-9 and ML-11 shall be decommissioned. This report and the decommissioning of these five monitoring wells follows this determination as documentation of the proper decommissioning of the wells.

2.0 MONITORING WELL CLOSURES

Earth Environmental LLC retained a licensed environmental and water well drilling company known as Core Down Drilling of Brewster, NY. Core Down Drilling is a licensed/registered drilling contractor with the New York State Department of Environmental Conservation and is certified to close monitoring wells compliant with department's standards.

The monitoring wells were closed on May 27, 2022 by Core Down Drilling and Earth Environmental LLC. Five monitoring wells (ML-6, ML-7, ML-8, ML-9 and ML-11) were located to the north, northeast and east of the remaining mill shop building on the property, with ML-8 being beneath this building. ML-6 was present adjacent to the south side of the former lumber yard office building, which had been demolished

by others earlier in the year. During the demolition process, the well was covered over with crushed stone fill. The approximate location of this well was identified through record survey drawings and then on the 27th, this area was searched by excavation and the concrete apron and steel curb box were discovered with the well still intact, but the curb box cover missing. The well had been mostly filled with soil from the demolition activities and so the closure was performed by simply filling the remaining portion of the well casing to grade with bentonite clay and hydrating. A second well, ML-9, was lost during former sampling events, but was discovered during this closure, when soil and weed growth were cleared from the area where it was known to have been. The well was discovered in this area and was then closed according to the standard closure process with wells ML-7, ML-8 and ML-11. These four functional monitoring wells varied in depth from 12.2 to 16.2 feet in depth and were either 1.5' or 2" PVC wells. The groundwater depths varied from 11 to 12.5 feet below grade. Specifics of each well are provided in attached well decommissioning logs. Wells were opened and the depths to the bottom of each well was measured, then each well was grouted from the bottom with Portland cement, to a depth of one foot below ground level, and then the top 0-1 foot of depth in each well was sealed with bentonite clay chips and hydrated. A figure showing the locations of these five wells is provided as Figure 2 of this report. Well decommissioning logs for each of the five wells are provided in Appendix A of this report.

This method of closure was prescribed by the NYSDEC for shallow wells existing in unconsolidated aquifers.

3.0 CONCLUSIONS

Earth Environmental LLC has provided oversight and documentation of the decommissioning of five 1.5 and 2-inch monitoring wells at the facility formerly known as Miron-Paulsen Lumber and located at 54 Railroad Avenue, in Guilderland, NY. The New York State Department of Environmental Conservation was advised of the decommissioning activity and approved this work prior to the decommissioning. All five site monitoring wells were closed according to decommissioning protocol approved by the NYSDCEC. This monitoring well closure report is provided by Earth Environmental LLC as documentation of this process.

Certification

This report is certified to and is intended for the sole and exclusive use of Store Away Warehousing At Guilderland, LLC, and their representatives and assigns, and may not be used or relied upon by others unless stated in writing. The findings of the report are limited to those specifically expressed in the report.

Use of this report, in whole or in part, at other locations, or for other purposes, may lead to inappropriate conclusions; and we do not accept any responsibility for the consequences of such use(s). Further, reliance by any party not expressly identified in the agreement, for any use, without our prior written permission, shall be at that party's sole risk, and without any liability to Earth Environmental, LLC.

Limitations

Our findings and conclusions are based on information obtained from on-site field exploration and analytical services performed under the contract in the location and depths the sample(s) were obtained. This Limited Site Investigation was performed in accordance with the Scope of Services agreed with our client(s). These findings and conclusions must be considered not as scientific or engineering certainties,

but rather as our professional opinions concerning the limited data gathered during the course of our work. Conditions other than described in this report may be found at the subject property.

Services were performed in a manner consistent with generally accepted practices of environmental consulting services undertaken for a Limited Site Investigation for the property location and based on readily available information about the property. Earth Environmental, LLC makes no warranty, expressed or implied, regarding the findings, conclusions or recommendations and does not warrant third party information such as testing laboratories. Earth and our subcontractor's services were performed using the degree of skill and care ordinarily exercised by qualified professionals performing the same type of services, at the same time, under similar conditions, at the same or a similar property. No warranty, expressed or implied, is made. Specifically, Earth does not and cannot represent that the site contains no hazardous material, oil, or other latent condition beyond that observed during this study.

Additionally, Earth makes no warranty that any response action or recommended action will achieve all of its objectives or that the findings of this study will be upheld by a local, state or federal agencies. In conducting this work, Earth relied upon certain information made available by public agencies, clients and/or others. Earth did not attempt to independently verify the accuracy or completeness of that information. Inconsistencies in this information which have been noted, if any, are discussed in the Report.

The generalized soil profile(s) provided in our report are based on widely-spaced subsurface explorations and are intended only to convey trends in subsurface conditions. The boundaries between strata are approximate and idealized, and were based on our assessment of subsurface conditions. The composition of strata, and the transitions between strata, may be more variable and more complex than indicated. The nature and extent of variations between these explorations may not become evident until further exploration or construction. If variations or other latent conditions then become evident, it will be necessary to reevaluate the conclusions and recommendations of this report.

Water level readings are made, as described in this report, in borings at the specified times and under the stated conditions. These data have been reviewed and interpretations are made in this report. Fluctuations in the level of the groundwater, however, frequently occur due to temporal or spatial variations in areal recharge rates, soil heterogeneities, the presence of subsurface utilities, and/or natural or artificially induced perturbations. The observed water table may be other than indicated in the report.

Reasonable care was used in identifying and interpreting applicable codes and regulations necessary to execute our scope of work. These codes and regulations are subject to various, and possibly contradictory, interpretations. Interpretations and compliance with codes and regulations by other parties is beyond our control.

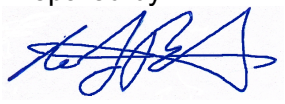
Environmental sampling, when performed, was performed at the locations identified in the report. Samples are analyzed for the specific parameters identified in the report. Additional constituents, for which analyses were not conducted, may be present in soil, groundwater, surface water, sediment and/or air. Future site activities and uses may result in a requirement for additional testing. Our interpretation of field screening and laboratory data is presented in the Report. Unless otherwise noted, we relied upon the laboratory's QA/QC program to validate these data.

Variations in the types and concentrations of contaminants observed at a given location or time may occur due to release mechanisms, disposal practices, changes in flow paths, and/or the influence of various physical, chemical, biological, or radiological processes. Subsequently observed concentrations may be other than indicated in the report. Our opinions are based on available information as described in the report, and on our professional judgment. Additional observations made over time, and/or space, may not support the opinions provided in the Report.

Closing

This monitoring well closure report was completed by a Qualified Environmental Professional as defined in The New York State Codes of Rules and Regulations (6 NYCRR) Part 375, which regulates the NYS Environmental Remediation Programs.

Prepared by:



Kim L. Baines
Earth Environmental LLC.

FIGURES

FIGURE – 1 SITE LOCATION

Project: 54 RAILROAD AVENUE
DRAWING DATE: MAY, 2022
Date Of Field Activity: MAY 27, 2022

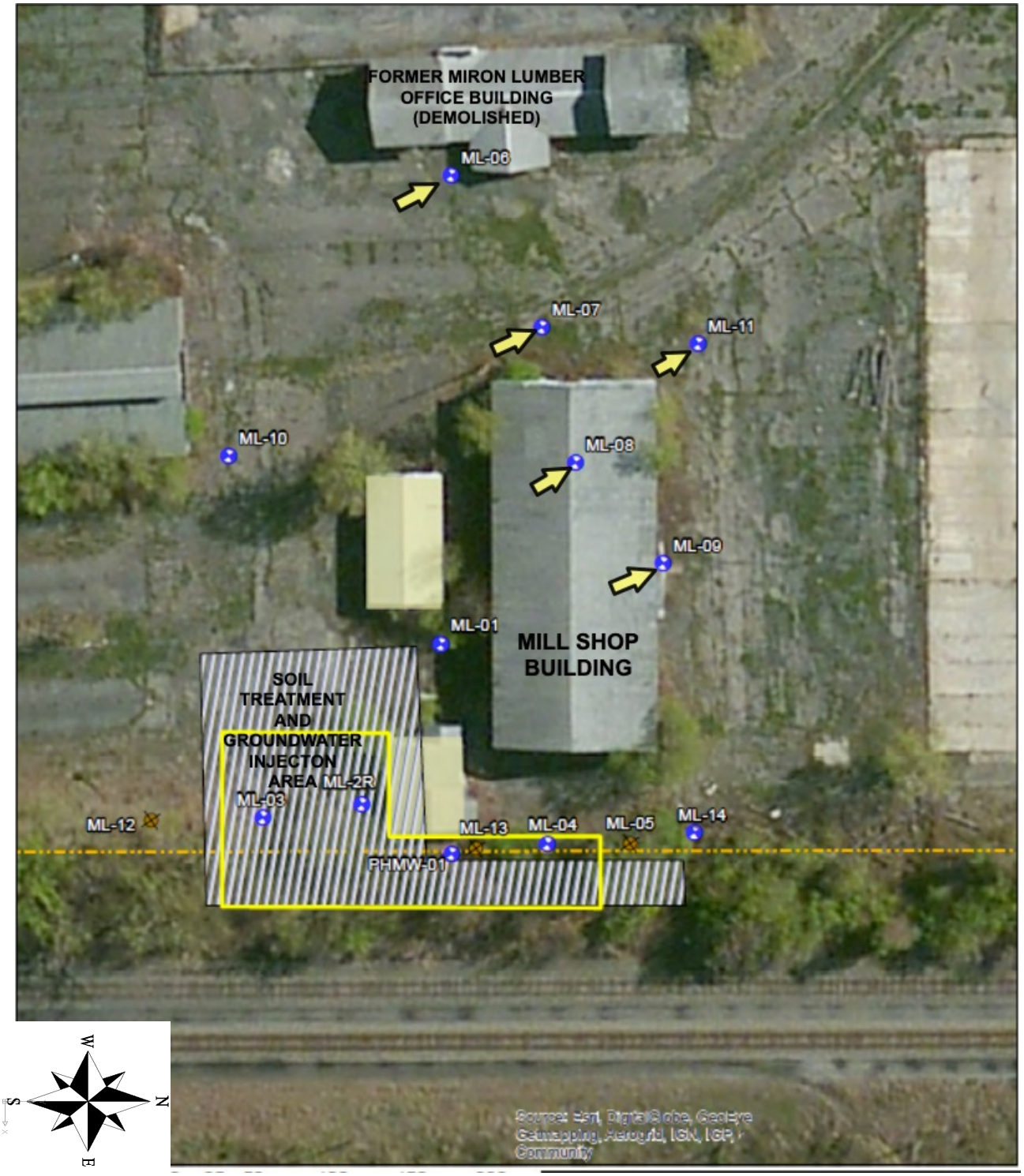


FIGURE – 2 Site Plan – Monitoring Well Locations

Project: 54 RAILROAD AVENUE
DRAWING DATE: MAY, 2022
Date Of Field Activity: MAY 27, 2022

APPENDICES

Appendix A
Well Decommissioning Logs

FIGURE 3

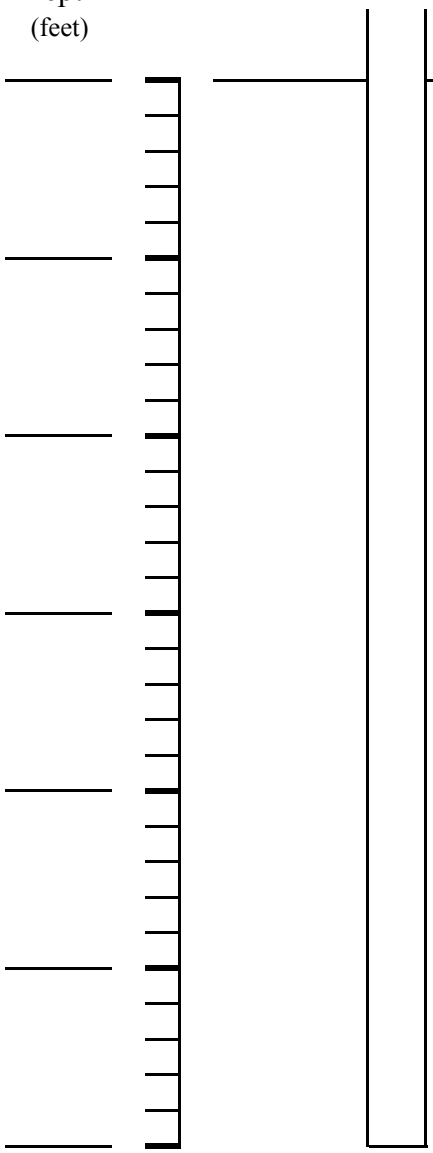
WELL DECOMMISSIONING RECORD

Site Name: Railroad Avenue	Well I.D.: MW-6
Site Location: 54 Railroad Avenue, Albany, NY 12205	Driller: Andrew Bellucci
Drilling Co.: Core Down Drilling, LLC	Inspector: Kim Baines
	Date: 5/27/2022

DECOMMISSIONING DATA
(Fill in all that apply)

OVERDRILLING	
Interval Drilled	
Drilling Method(s)	
Borehole Dia. (in.)	
Temporary Casing Installed? (y/n)	
Depth temporary casing installed	
Casing type/dia. (in.)	
Method of installing	
CASING PULLING	
Method employed	
Casing retrieved (feet)	
Casing type/dia. (in)	
CASING PERFORATING	
Equipment used	
Number of perforations/foot	
Size of perforations	
Interval perforated	
GROUTING	
Interval grouted (FBLS)	
# of batches prepared	
For each batch record:	
Quantity of water used (gal.)	
Quantity of cement used (lbs.)	
Cement type	
Quantity of bentonite used (lbs.)	
Quantity of calcium chloride used (lbs.)	
Volume of grout prepared (gal.)	
Volume of grout used (gal.)	

WELL SCHEMATIC*



COMMENTS:
Remove manhole cover. *Well is collapsed. Fill top with beontonite chips
Well is 1.5" diameter PVC; DTW = NOT ENCOUNTERED

* Sketch in all relevant decommissioning data, including: interval overdrilled, interval grouted, casing left in hole, well stickup, etc.

Core Down Drilling, LLC
Drilling Contractor

FIGURE 3

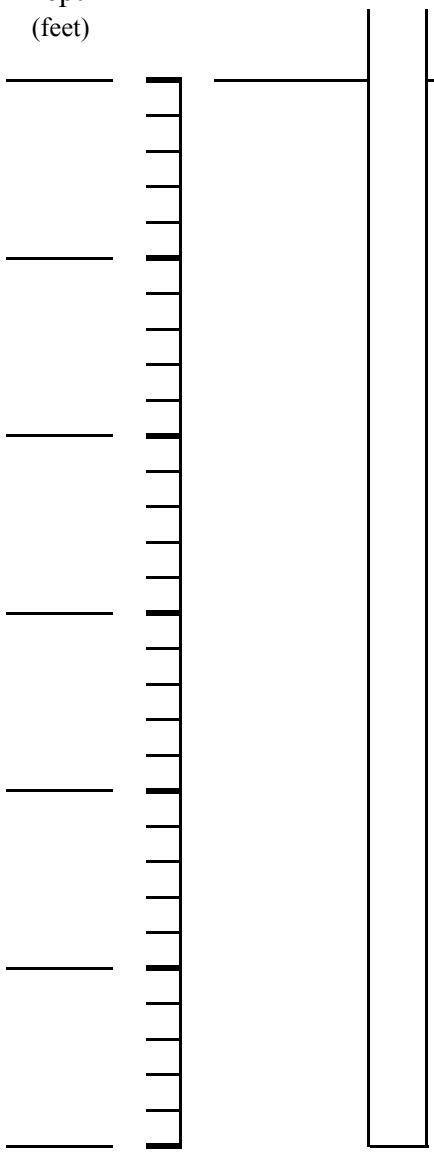
WELL DECOMMISSIONING RECORD

Site Name: Railroad Avenue	Well I.D.: MW-7
Site Location: 54 Railroad Avenue, Albany, NY 12205	Driller: Andrew Bellucci
Drilling Co.: Core Down Drilling, LLC	Inspector: Kim Baines
	Date: 5/27/2022

DECOMMISSIONING DATA
(Fill in all that apply)

OVERDRILLING	
Interval Drilled	
Drilling Method(s)	
Borehole Dia. (in.)	
Temporary Casing Installed? (y/n)	
Depth temporary casing installed	
Casing type/dia. (in.)	
Method of installing	
CASING PULLING	
Method employed	
Casing retrieved (feet)	
Casing type/dia. (in)	
CASING PERFORATING	
Equipment used	
Number of perforations/foot	
Size of perforations	
Interval perforated	
GROUTING	
Interval grouted (FBLS)	1-16.2'
# of batches prepared	1
For each batch record:	
Quantity of water used (gal.)	2
Quantity of cement used (lbs.)	24
Cement type	Portland
Quantity of bentonite used (lbs.)	1
Quantity of calcium chloride used (lbs.)	0
Volume of grout prepared (gal.)	2
Volume of grout used (gal.)	2

WELL SCHEMATIC*



COMMENTS:
Remove manhole cover. Tremie grout from bottom up.
Well is 1.5" diameter PVC; DTW = 11.7' BGS; Total Depth = 16.2' BGS.
Fill top 1' with bentonite chips

* Sketch in all relevant decommissioning data, including: interval overdrilled, interval grouted, casing left in hole, well stickup, etc.

Core Down Drilling, LLC
Drilling Contractor

FIGURE 3

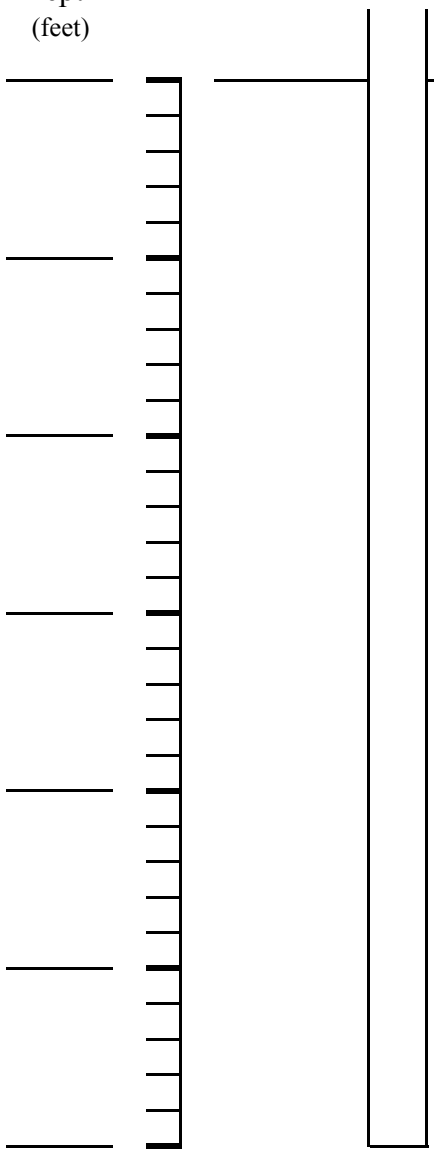
WELL DECOMMISSIONING RECORD

Site Name: Railroad Avenue	Well I.D.: MW-8
Site Location: 54 Railroad Avenue, Albany, NY 12205	Driller: Andrew Bellucci
Drilling Co.: Core Down Drilling, LLC	Inspector: Kim Baines
	Date: 5/27/2022

DECOMMISSIONING DATA
(Fill in all that apply)

OVERDRILLING	
Interval Drilled	
Drilling Method(s)	
Borehole Dia. (in.)	
Temporary Casing Installed? (y/n)	
Depth temporary casing installed	
Casing type/dia. (in.)	
Method of installing	
CASING PULLING	
Method employed	
Casing retrieved (feet)	
Casing type/dia. (in)	
CASING PERFORATING	
Equipment used	
Number of perforations/foot	
Size of perforations	
Interval perforated	
GROUTING	
Interval grouted (FBLS)	1-15'
# of batches prepared	1
For each batch record:	
Quantity of water used (gal.)	2
Quantity of cement used (lbs.)	24
Cement type	Portland
Quantity of bentonite used (lbs.)	1
Quantity of calcium chloride used (lbs.)	0
Volume of grout prepared (gal.)	2
Volume of grout used (gal.)	2

WELL SCHEMATIC*



COMMENTS:
Remove manhole cover. Tremie grout from bottom up.
Well is 1.5" diameter PVC; DTW = 12.5' BGS; Total Depth = 15' BGS.
Fill top 1' with bentonite chips

* Sketch in all relevant decommissioning data, including: interval overdrilled, interval grouted, casing left in hole, well stickup, etc.

Core Down Drilling, LLC
Drilling Contractor

FIGURE 3

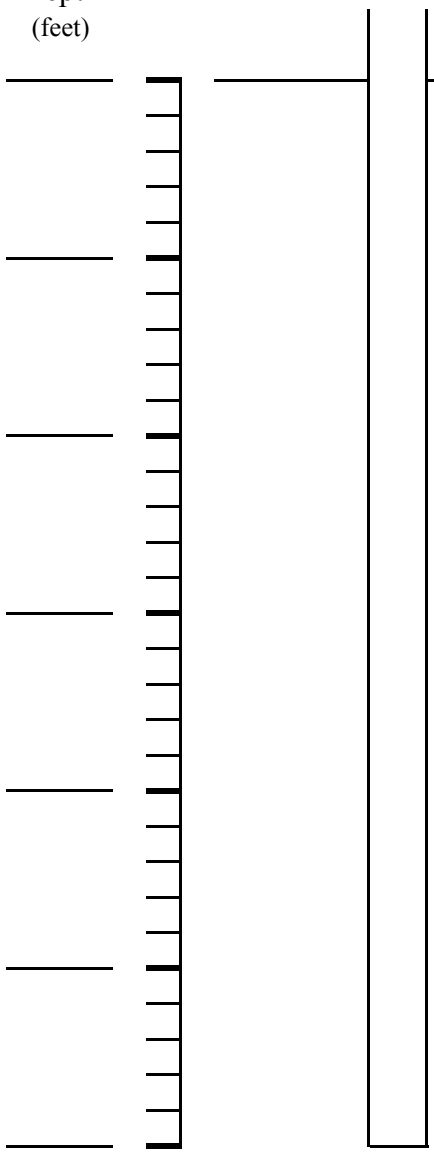
WELL DECOMMISSIONING RECORD

Site Name: Railroad Avenue	Well I.D.: MW-9
Site Location: 54 Railroad Avenue, Albany, NY 12205	Driller: Andrew Bellucci
Drilling Co.: Core Down Drilling, LLC	Inspector: Kim Baines
	Date: 5/27/2022

DECOMMISSIONING DATA
(Fill in all that apply)

OVERDRILLING	
Interval Drilled	
Drilling Method(s)	
Borehole Dia. (in.)	
Temporary Casing Installed? (y/n)	
Depth temporary casing installed	
Casing type/dia. (in.)	
Method of installing	
CASING PULLING	
Method employed	
Casing retrieved (feet)	
Casing type/dia. (in)	
CASING PERFORATING	
Equipment used	
Number of perforations/foot	
Size of perforations	
Interval perforated	
GROUTING	
Interval grouted (FBLS)	1-14.2'
# of batches prepared	1
For each batch record:	
Quantity of water used (gal.)	2
Quantity of cement used (lbs.)	24
Cement type	Portland
Quantity of bentonite used (lbs.)	1
Quantity of calcium chloride used (lbs.)	0
Volume of grout prepared (gal.)	2
Volume of grout used (gal.)	2

WELL SCHEMATIC*



COMMENTS:
Remove manhole cover. Tremie grout from bottom up.
Well is 2" diameter PVC; DTW = 11.8' BGS; Total Depth = 14.2' BGS.
Fill top 1' with bentonite chips

* Sketch in all relevant decommissioning data, including: interval overdrilled, interval grouted, casing left in hole, well stickup, etc.

Core Down Drilling, LLC
Drilling Contractor

FIGURE 3

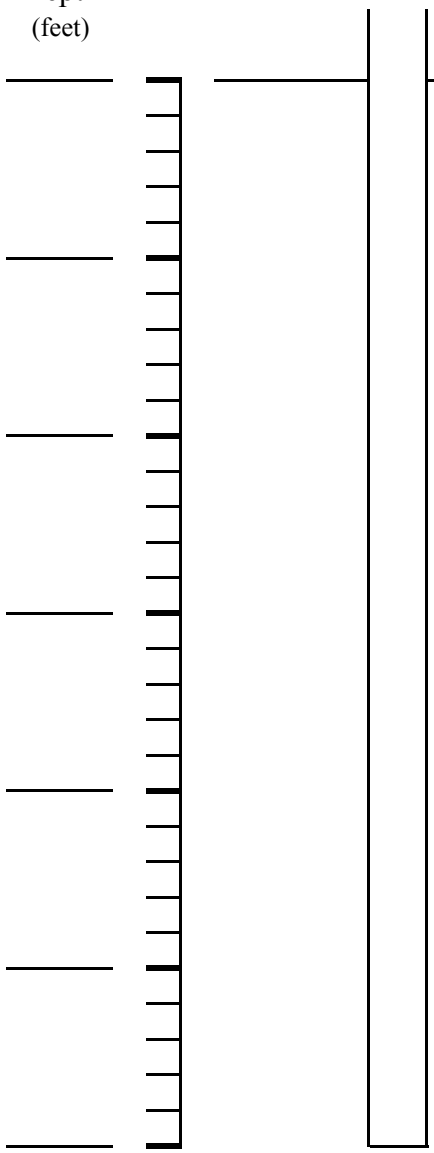
WELL DECOMMISSIONING RECORD

Site Name: Railroad Avenue	Well I.D.: MW-11
Site Location: 54 Railroad Avenue, Albany, NY 12205	Driller: Andrew Bellucci
Drilling Co.: Core Down Drilling, LLC	Inspector: Kim Baines
	Date: 5/27/2022

DECOMMISSIONING DATA
(Fill in all that apply)

OVERDRILLING	
Interval Drilled	
Drilling Method(s)	
Borehole Dia. (in.)	
Temporary Casing Installed? (y/n)	
Depth temporary casing installed	
Casing type/dia. (in.)	
Method of installing	
CASING PULLING	
Method employed	
Casing retrieved (feet)	
Casing type/dia. (in)	
CASING PERFORATING	
Equipment used	
Number of perforations/foot	
Size of perforations	
Interval perforated	
GROUTING	
Interval grouted (FBLS)	1-12.2'
# of batches prepared	1
For each batch record:	
Quantity of water used (gal.)	1.5
Quantity of cement used (lbs.)	20
Cement type	Portland
Quantity of bentonite used (lbs.)	0.5
Quantity of calcium chloride used (lbs.)	0
Volume of grout prepared (gal.)	1.5
Volume of grout used (gal.)	1.5

WELL SCHEMATIC*



COMMENTS:
Remove manhole cover. Tremie grout from bottom up.
Well is 1.5" diameter PVC; DTW = 11' BGS; Total Depth = 12.2' BGS.
Fill top 1' with bentonite chips

* Sketch in all relevant decommissioning data, including: interval overdrilled, interval grouted, casing left in hole, well stickup, etc.

Core Down Drilling, LLC
Drilling Contractor