PALMERTON GROUP
Environmental Consulting Services

Syracuse: 6296 Fly Road, East Syracuse, New York 13057
Phone: (315) 463-5300 • **Fax:** (315) 437-5444
Buffalo: 595 Commerce Drive Buffalo, New York 14228
Phone: (716) 505-7191 • **Fax:** (716) 505-7197
www.PalmertonGroup.com

July 13, 2010

Mr. Gary Bonarski
Division of Environmental Remediation
New York State Department of Environmental Conservation Region 8
6274 East Avon - Lima Road
Avon, NY 14414

Re: 124 Victory Highway, Painted Post, NY
Monitoring Well Decommissioning Report

Dear Mr. Bonarski:

This letter report summarizes the monitoring well decommissioning conducted on June 8, 2010 by The Palmerton Group, LLC (Palmerton Group) at 124 Victory Highway, Painted Post, NY ("site"). The decommissioning work was performed in accordance with the New York State Department of Environmental Conservation (NYSDEC)-approved Interim Remedial Measure (IRM) Report Addendum by Palmerton Group (dated May 19, 2010).

In the IRM Report Addendum, three monitoring wells were identified for decommissioning, MW-2, MW-3 and MW-4. These wells were located outside of the perimeter of the former underground storage tank (UST) area, remediated in September, 2009 as described in the IRM Report (Palmerton Group, March 11, 2010). On June 8, 2010, monitoring wells MW-2 and MW-3 were identified in the field. Well MW-4 could not be located despite an attempt to find the well by removing the upper six to eight inches of surface material at the well location (see Picture 1).

At the time of the monitoring well decommissioning, four man-hole covers were identified in the area of the former UST and the monitoring wells, along the eastern building wall (see Picture 2). These covers had not been previously observed by Palmerton Group representatives. According to the site facilities manager, Frank Laubmeier, the man-hole covers are associated with an oil-water separator installed in the area of the former UST, after the IRM was completed in September, 2009. The installation date and construction details of the oil-water separator were not available, however, Mr. Laubmeier reported that the oil-water separator has two chambers and a pump feeding water from the oil-water separator to the sewage tank located to the north of the building. It is speculated that MW-4 was removed or the surface of the well was destroyed during the installation of this oil-water separator. However, Sheesley's Sewer Service, Inc. (the contractor installing the oil-water separator) indicated during a

telephone conversation that the monitoring wells were not encountered during the installation of the oil-water separator.

Site and well conditions for MW-2 and MW-3 were recorded on a copy of Figure 1 of CP-43 NYSDEC Groundwater Monitoring Well Decommissioning Policy ("policy"). Additionally, the decommissioning of each well was recorded on "Well Decommissioning Records" for each monitoring well. The completed figures are attached.

The well decommissioning was performed by Mr. Laubmeier. Using a Yanmar Global Vio 27 excavator with a 20-inch wide by 15-inch deep bucket, the curb boxes of MW-2 and MW-3 were removed after well observations, including depth to water and well depth, were made. The well casing and screen of each well were lifted, using a chain attached to the excavator, from the bottom of the boring approximately one foot (see Picture 3).

Monitoring well MW-2 was decommissioned first. A 20-foot long section of metal conduit was used to break the bottom of the well once it was lifted off of the bottom of the boring. Approximately 15 feet of a 20-foot section of one-inch diameter hose connected to a hand operated grout pump were used to deliver the slurry to the bottom of well bore.

The slurry was mixed using 94 pounds of "Commercial Grade Quikcrete" cement, four pounds of "Miraclay" bentonite and eight gallons of potable water, as described in the policy. The slurry was pumped into the well until it was visible at the surface. The monitoring well was then removed and the bore was filled to within approximately two feet of ground surface. The remainder of the borehole was backfilled with site soils. Approximately six gallons of slurry was placed in MW-2.

Upon completion of decommissioning MW-2, monitoring well MW-3 was decommissioned. Difficulty was encountered while removing the plug at the bottom of well MW-3 and the grouting hose could not be inserted beyond the well casing. Several attempts to deliver the hose past the bottom of the well were not successful. The entire well was removed and the bottom appeared to be clogged with sediment. The one-inch diameter hose was then inserted approximately 11 feet below grade and the open hole was filled from the bottom to within approximately two feet of the surface with approximately six gallons of slurry, mixed at the same ratios as described above for MW-2. The remaining two feet of the hole was backfilled with site soil.

The Palmerton Group understands that the decommissioning of the monitoring wells was the final item remaining to close the Order on Consent (Order) for the site, Index # B8-0736-07-01. With this summary report, it is requested that the Order be closed through a decision of No Further Action.

Please contact me with any questions.

Sincerely,

Matthew Hoskins,
Geologist

Enclosures

cc: Katherine Comerford, NYSDOH
Tim Birnie, T&K Realty
John Jadhon, Esq., Hiscock & Barclay
Richard Capozza, Esq., Hiscock & Barclay

Picture 1 – The excavation performed searching for MW-4.

Picture 2 – MW-3 shown near the closest cone and the four man-hole covers adjacent to the building.

Picture 3 – Pulling MW-2 off of the bottom of the well boring.

COMPLETED FIGURES FROM
CP-43 NYSDEC GROUNDWATER MONITORING WELL
DECOMMISSIONING POLICY

FIGURE 1

SITE NAME: 124 Victory Highway

SITE ID.:
INSPECTOR: MH
DATE/TIME: 6/8/2010 - 12:45
WELL ID.: MW-2

MONITORING WELL FIELD INSPECTION LOG
NYSDEC WELL DECOMMISSIONING PROGRAM

	YES	NO
WELL VISIBLE? (If not, provide directions below)	X	
WELL I.D. VISIBLE?		X
WELL LOCATION MATCH SITE MAP? (if not, sketch actual location on back)	X	

	YES	NO
WELL I.D. AS IT APPEARS ON PROTECTIVE CASING OR WELL:		
SURFACE SEAL PRESENT?	X	
SURFACE SEAL COMPETENT? (If cracked, heaved etc., describe below)	X	
PROTECTIVE CASING IN GOOD CONDITION? (If damaged, describe below)	X	

HEADSPACE READING (ppm) AND INSTRUMENT USED	Na
TYPE OF PROTECTIVE CASING AND HEIGHT OF STICKUP IN FEET (If applicable)	
PROTECTIVE CASING MATERIAL TYPE:	Concrete
MEASURE PROTECTIVE CASING INSIDE DIAMETER (Inches):	8"

	YES	NO
LOCK PRESENT?	X	
LOCK FUNCTIONAL?	X	
DID YOU REPLACE THE LOCK?		X
IS THERE EVIDENCE THAT THE WELL IS DOUBLE CASED? (If yes,describe below)		X
WELL MEASURING POINT VISIBLE?	X	

MEASURE WELL DEPTH FROM MEASURING POINT (Feet):	13.32'	13.35' bgs
MEASURE DEPTH TO WATER FROM MEASURING POINT (Feet):	7.15'	7.30' bgs
MEASURE WELL DIAMETER (Inches):	2"	
WELL CASING MATERIAL:	PVC	
PHYSICAL CONDITION OF VISIBLE WELL CASING:	good	
ATTACH ID MARKER (if well ID is confirmed) and IDENTIFY MARKER TYPE		
PROXIMITY TO UNDERGROUND OR OVERHEAD UTILITIES	Na	

DESCRIBE ACCESS TO WELL: (Include accessibility to truck mounted rig, natural obstructions, overhead power lines, proximity to permanent structures, etc.); ADD SKETCH OF LOCATION ON BACK, IF NECESSARY.

drive up-in parking lot

DESCRIBE WELL SETTING (For example, located in a field, in a playground, on pavement, in a garden, etc.) AND ASSESS THE TYPE OF RESTORATION REQUIRED.

IDENTIFY ANY NEARBY POTENTIAL SOURCES OF CONTAMINATION, IF PRESENT (e.g. Gas station, salt pile, etc.):

new oil-water separator

REMARKS:

FIGURE 3

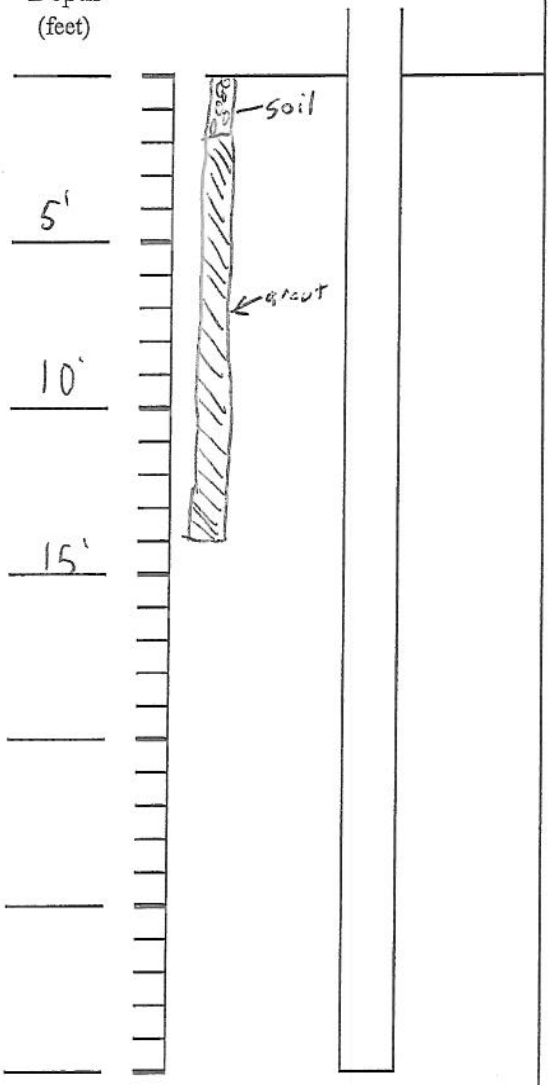
WELL DECOMMISSIONING RECORD

Site Name: 124 Victory Highway	Well I.D.: MW-2
Site Location: Painted Post, NY	Driller:
Drilling Co.:	Inspector: MH
	Date: 6/8/2010

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	Pulled
Casing retrieved (feet)	14'
Casing type/dia. (in)	PVC/2"
CASING PERFORATING	
Equipment used	
Number of perforations/foot	
Size of perforations	
Interval perforated	
GROUTING	
Interval grouted (FBLS)	2'-14'
# of batches prepared	1
For each batch record:	
Quantity of water used (gal.)	8
Quantity of cement used (lbs.)	94
Cement type	Portland "Quickrete"
Quantity of bentonite used (lbs.)	4
Quantity of calcium chloride used (lbs.)	
Volume of grout prepared (gal.)	
Volume of grout used (gal.)	6

WELL SCHEMATIC*



COMMENTS: leftover grout used in MW-3

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

Drilling Contractor
Site Representative

Department Representative

FIGURE 1

SITE NAME: 124 Victory Highway

SITE ID.:
INSPECTOR: MH
DATE/TIME: 12:45
WELL ID.: MW-3

MONITORING WELL FIELD INSPECTION LOG
NYSDEC WELL DECOMMISSIONING PROGRAM

	YES	NO
WELL VISIBLE? (If not, provide directions below)	X	
WELL I.D. VISIBLE?		X
WELL LOCATION MATCH SITE MAP? (if not, sketch actual location on back)	X	

WELL I.D. AS IT APPEARS ON PROTECTIVE CASING OR WELL: na

	YES	NO
SURFACE SEAL PRESENT?	X	
SURFACE SEAL COMPETENT? (If cracked, heaved etc., describe below)	X	
PROTECTIVE CASING IN GOOD CONDITION? (If damaged, describe below)	X	

HEADSPACE READING (ppm) AND INSTRUMENT USED: Na

TYPE OF PROTECTIVE CASING AND HEIGHT OF STICKUP IN FEET (If applicable)

PROTECTIVE CASING MATERIAL TYPE: Concrete

MEASURE PROTECTIVE CASING INSIDE DIAMETER (Inches): 8"

	YES	NO
LOCK PRESENT?	X	
LOCK FUNCTIONAL?	X	
DID YOU REPLACE THE LOCK?		X
IS THERE EVIDENCE THAT THE WELL IS DOUBLE CASED? (If yes,describe below)		X
WELL MEASURING POINT VISIBLE?	X	

MEASURE WELL DEPTH FROM MEASURING POINT (Feet): 13.10 13.50 bgs

MEASURE DEPTH TO WATER FROM MEASURING POINT (Feet): 7.10 7.50 bgs

MEASURE WELL DIAMETER (Inches): 2"

WELL CASING MATERIAL: ~~PVC~~ PVC

PHYSICAL CONDITION OF VISIBLE WELL CASING: good

ATTACH ID MARKER (if well ID is confirmed) and IDENTIFY MARKER TYPE

PROXIMITY TO UNDERGROUND OR OVERHEAD UTILITIES: Na

DESCRIBE ACCESS TO WELL: (Include accessibility to truck mounted rig, natural obstructions, overhead power lines, proximity to permanent structures, etc.); ADD SKETCH OF LOCATION ON BACK, IF NECESSARY.

drive up -> in parking lot

DESCRIBE WELL SETTING (For example, located in a field, in a playground, on pavement, in a garden, etc.) AND ASSESS THE TYPE OF RESTORATION REQUIRED.

IDENTIFY ANY NEARBY POTENTIAL SOURCES OF CONTAMINATION, IF PRESENT (e.g. Gas station, salt pile, etc.):

New O-1 water separator

REMARKS:

FIGURE 3

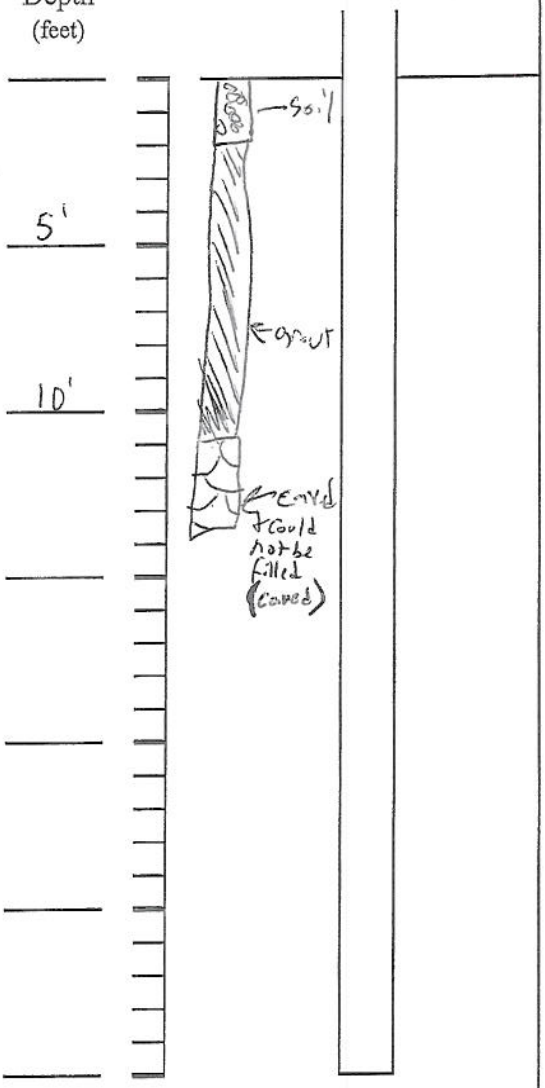
WELL DECOMMISSIONING RECORD

Site Name: 124 Victory Highway	Well I.D.: MW-3
Site Location: Painted Post, NY	Driller:
Drilling Co.:	Inspector: MH
	Date: 6/8/2010

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	Pulled
Casing retrieved (feet)	14'
Casing type/dia. (in)	PVC/2"
CASING PERFORATING	
Equipment used	
Number of perforations/foot	
Size of perforations	
Interval perforated	
GROUTING	
Interval grouted (FBLS)	2'-11'
# of batches prepared	1.5
For each batch record:	
Quantity of water used (gal.)	12
Quantity of cement used (lbs.)	145
Cement type	Portland "Quikrete"
Quantity of bentonite used (lbs.)	6
Quantity of calcium chloride used (lbs.)	
Volume of grout prepared (gal.)	
Volume of grout used (gal.)	6

WELL SCHEMATIC*



COMMENTS: Could not penetrate below 11' bgs due to clogged casing
Used grout leftover from MW-2 + made addition ½ batch

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

Drilling Contractor
Site Representative

Department Representative