

August 4, 2023

Mark Domaracki
Assistant Geologist
New York State Department of Environmental Conservation
Division of Environmental Remediation – Remedial Bureau C
625 Broadway, 12th Floor
Albany, New York 12233

RE: Corrective Measures Report
NYSDEC Site Number: C344068
Former Ciabattoni Property
153 South Liberty Drive
Stony Point, New York
PSG Project Number: 21399284

Dear Mr. Domaracki:

PSG Engineering and Geology, D.P.C. (PSG) is submitting this Corrective Measures Report on behalf of Realty Income Corporation for the Former Ciabattoni Property, NYSDEC Site No. C344068, located at 153 South Liberty Drive, Stony Point, New York (the "Site"). Based on correspondence received from your office dated March 15, 2023, the New York State Department of Environmental Conservation (NYSDEC) is requiring the re-installment of monitoring wells MW-04 and MW-06. The purpose of this report is to document the decommissioning one groundwater monitoring well (MW-04) and the installation of two replacement groundwater monitoring wells (MW-04R and MW-06R).

Site History:

The Site is located in the town of Stony Point, County of Rockland, New York, and is located on a 0.23-acre parcel on the west side of Route 9W. The Site was a former gas station & auto repair facility. Ninety eight percent of the property is currently covered with impervious materials including concrete and asphalt parking. Several remedial actions were conducted prior to the site entering the NYSDEC Brownfield Cleanup Program (BCP). Remediation consisted of underground storage tank (UST) removals, contaminated soil removal, and construction of a site-wide cover system. An environmental easement was placed on the property limiting its use to commercial/industrial, and a Certificate of Completion (COC) was issued for the Site.

Previous investigative work at the Site was conducted in accordance with the Remedial Investigation Work Plan (RIWP), which was approved by the NYSDEC and New York State Department of Health (NYSDOH) on May 13, 2008. The work consisted of installing six permanent groundwater monitoring wells. In addition, soil and groundwater samples were obtained and analyzed for contaminants of concern, primarily gasoline constituents and metals. The NYSDEC requested additional sampling analysis to include the Full Target Compound List +30/Target Analyte List. Soil and groundwater samples were collected for these analyses on October 6 & 7, 2009.

Soil samples were collected throughout the Site at various depths during the remedial investigation (RI). Groundwater monitoring wells were installed pursuant to the approved RIWP. Depth to groundwater and groundwater flow direction were determined utilizing the six newly installed monitoring wells. Groundwater was identified below a dense silty clay layer at 17 to 22 feet below ground surface (bgs). Sub-artesian hydrostatic conditions were observed throughout the Site and adjacent areas investigated. Groundwater below the Site was determined to be impacted by concentrations of petroleum products. Groundwater flow direction is to the east.

As summarized in the Soil Management Plan (SMP), following completion of the remedial work (soil excavation) during the UST removal (2003), the hydraulic lift and fuel dispenser islands removals (2004), and the storm water management system installation (2007), some contamination was left in the subsurface at the Site, which is hereafter referred to as "remaining contamination." The SMP was prepared to manage remaining contamination at the Site until the environmental easement is extinguished in accordance with ECL Article 71, Title 36.

The Site contains contamination left after completion of the various remedial actions. Engineering controls (ECs) and institutional controls (ICs) have been incorporated into the Site remedy to control exposure to remaining contamination during the use of the Site and to ensure protection of public health and the environment. An Environmental Easement granted to the NYSDEC, and recorded with the Rockland County Clerk, requires compliance with the SMP and all ECs and ICs placed on the Site. The ICs place restrictions on Site use, and mandate operation, maintenance, monitoring and reporting measures for all ECs and ICs. The SMP specifies the methods necessary to ensure compliance with all ECs and ICs required by the environmental easement for remaining contamination at the Site. The SMP has been approved by the NYSDEC and compliance with this plan is required by the grantor of the environmental easement and the grantor's successors and assigns.

Summary of Corrective Action

PSG decommissioned monitoring well MW-04 and installed two groundwater monitoring wells (MW-04R and MW-06R) at the Site to replace MW-04 and MW-06. Monitoring well MW-04R was installed in the vicinity of MW-04, which had been damaged and was no longer viable. On April 3, 2023, PSG conducted a geophysical survey to attempt locate monitoring wells MW-05 and MW-06; however PSG was unable to locate either well utilizing ground penetrating radar and electromagnetic techniques, and therefore, MW-05 and MW-06 are presumed to have been destroyed. Monitoring well MW-06R was installed in the vicinity of MW-06 based on previous site maps provided in the SMP.

See below for a table detailing the planned monitoring well construction.

WELL ID	WELL DIAMETER	TOTAL DEPTH	SCREENED INTERVAL
MW-04R	2-inches	25 feet bgs	20-25 feet bgs
MW-06R	2-inches	28 feet bgs	23-28 feet bgs

Health and Safety Plan:

All activities were completed in accordance with a Partner Health and Safety Plan (HASP) prepared in accordance with pertinent general industry (29 CFR 1910) and construction (29 CFR 1926) standards of the Occupational Safety and Health Administration (OSHA).

Groundwater Monitoring Well Installation:

PSG installed two groundwater monitoring wells (MW-04R and MW-06R) at the Site. The two permanent monitoring wells were installed in accordance with industry standards. Coastal Environmental Solutions, Inc. (Coastal), a licensed drilling company in the State of New York, decommissioned MW-04 and installed two monitoring wells (MW-04R and MW-06R).

PSG oversaw the installation of two permanent groundwater monitoring wells (MW-04R and MW-06R) at the Site. Refer to **Figure 1** for a Monitoring Well Location Map that includes the location of the monitoring wells.

On June 9, 2023, Coastal, under the direction of PSG, installed monitoring well MW-06R with a 7822 Geoprobe drill rig with hollow-stem augers. Due to concrete rubble, monitoring well MW-04R could not be installed with hollow-stem augers. On July 5, 2023, PSG and Coastal remobilized to the Site to install MW-04R with a CRS XL 140 DUO sonic drill rig. Drill cuttings were screened for organic vapors with a photoionization detector (PID) and evaluated for visual and olfactory indications of environmental impacts. Cuttings generated during drilling activities were stored in 55-gallon DOT steel drums, which were properly labeled and staged on-site for future off-site disposal.

Monitoring well MW-04R was drilled to a depth of 25 feet bgs and was constructed of 2-inch diameter schedule 40 PVC screen and riser casing. The monitoring well was equipped with a 5-foot long 0.01-inch slotted screen, a No. 1 Morrie sand filter pack (extending two feet above the screen interval) and, a cement/bentonite slurry seal, and flush-mount well cover.

Monitoring well MW-06R was drilled to a depth of 28 feet bgs and was constructed of 2-inch diameter schedule 40 PVC screen and riser casing. The monitoring well was equipped with a 5-foot long 0.01-inch slotted screen, a No. 1 Morrie sand filter pack (extending two feet above the screen interval) and, a cement/bentonite slurry seal, and flush-mount well cover.

Refer to **Appendix A** for copies of the well construction log.

After installation, the wells were developed using a submersible pump. The development water was stored in 55-gallon DOT steel drum, which were properly labeled and staged on-site for future off-site disposal.

At the time of this report, the permanent monitoring wells have not been surveyed. PSG plans on having the wells surveyed by a licensed surveyor to calculate groundwater flow direction and rates.

Groundwater Monitoring Well Decommissioning:

Based on the findings of the PRR and IC/EC Certification for following period: February 28, 2022, to February 28, 2023, PSG proposed to decommission groundwater monitoring well MW-04. On June 9, 2023, Coastal, under the direction of PSG, decommissioned monitoring well MW-04.

The monitoring well that was decommissioned is shown on **Figure 1**. Details for the construction of the onsite wells are provided in **Table 1**.

The monitoring well decommissioning activities were conducted in conformance with NYSDEC Policy CP-43: Groundwater Monitoring Well Decommissioning, dated November 3, 2009.

Procedures:

1. The well was tremie grouted from the bottom of the well to within five feet of the ground surface to ensure a continuous grout column. Grout slurry composition will be the following:
 - a. 1.5 to 3.0 percent by weight - Bentonite (Quick Gel)
 - b. 40 to 60 percent by weight - Cement (Portland Type I)
 - c. 40 to 60 percent by weight - Water
2. The outer protective casing flush-mount curb box was removed after the well had been properly filled with grout.
3. The surface of the borehole was restored with asphalt.
4. The solid waste was handled as non-investigative waste.
5. Well construction details were documented in a Well Decommissioning Record form (**Appendix B**).

The monitoring well was grouted from the bottom-up in one continuous operation through a tremie pipe. The grout was set for a minimum of 24 hours and no depressions or settlements were observed. The monitoring well decommissioning activities were conducted by Coastal Environmental Solutions, Inc., a licensed drilling company in the State of New York.

Closing:

PSG has prepared this Corrective Measures Report for the NYSDEC to document the well installation and decommissioning activities. If you should have any questions regarding the information presented in this request, please feel free to contact our office (914) 222-8011 at your convenience.



David R. Lent, P.G.
Technical Director, Environmental Solutions Group

Attachments:

Figure 1: Monitoring Well Location Map
Table 1: Monitoring Well Construction Details
Appendix A: Well Construction Log
Appendix B: Well Decommissioning Record

FIGURE

Monitoring Well Location Map

Stony Point, Rockland County, New York



REALTY INCOME CORPORATION
FORMER CIABATTONI PROPERTY
153 SOUTH LIBERTY DRIVE
BLOCK 1, LOT 65
STONY POINT, NEW YORK

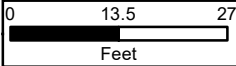
FIGURE 1
MONITOR WELL LOCATION MAP

Legend

- Site Boundary
- Monitoring Well
- Monitoring Well (location unknown/lost)
- Former Monitoring Well (Decommissioned 2023)

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Coord. System: NAD 1983 StatePlane New York East FIPS 3101 Feet
Projection: Transverse Mercator
False Easting: 492,125.0000
False Northing: 0.0000
Central Meridian: -74.5000
Scale Factor: 0.9999
Latitude Of Origin: 38.8333
Units: Foot US



PSG Engineering, DPC

362 Fifth Avenue, Suite 501
New York, NY 10001
NY Certificate of Authorization No. 103397
Tel.: 646-273-1290
Fax.: 646-652-5382
www.psg-engineering-ny.com

Sources: Google Earth Imagery	SCALE 1 in = 24 ft
Job No: 21399284 File Name: Fig 2 Site Map	DRAWN BY ALH
	DATE 07/27/2023

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

TABLE

Table 1
Monitoring Well Construction Details
Former Ciabattoni Property
153 South Liberty Drive, Stony Point, NY

MONITORING WELL ID	WELL DIAMETER	TOP OF CASING ELEVATION (feet msl)	SCREENED INTERVAL (feet bgs)	TOTAL WELL DEPTH (feet bgs)	CURRENT WELL STATUS
Current Monitoring Wells					
MW-01	2-inches	120.60*	15.5-25.5	25.5	VIABLE
MW-02	2-inches	119.90*	24.8-29.8	29.8	VIABLE
MW-03	2-inches	119.50*	23.75-28.75	28.75	VIABLE
MW-04R	2-inches	unknown **	20.0-25.0	25	VIABLE
MW-06R	2-inches	unknown **	23.0-28.0	28	VIABLE
Former/Lost Monitoring Wells					
MW-04	2-inches	118.80*	19.79-24.79	24.79	DECOMMISSIONED
MW-05	2-inches	117.1*	19.53-24.53	24.53	LOST
MW-06	2-inches	117.0*	22.90-27.90	27.9	LOST

Notes:

bgs: below ground surface

msl : mean sea level

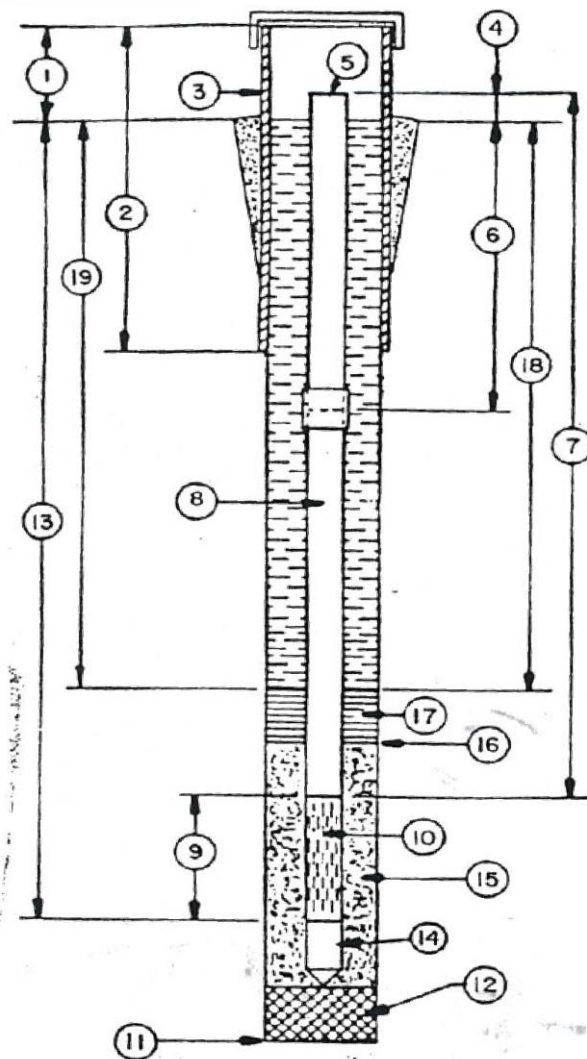
* : Elevation data obtained from Table 2A of the June 2010 Site Management Plan

** : At the time of this report, wells MW-04R and MW-06R have not been surveyed.

APPENDIX A: WELL CONSTRUCTION LOG

Monitoring Well ID: MW-04R
Location: 153 South Liberty Drive, Stony Point, NY
Date of Installation: 7/5/2023
Ground Surface Elevation: N/A
Logger: A. Hassler

Job No.: 21399284
Time Start: 8:30
Drilling Firm: Coastal Environmental Solutions



PARTNER
Engineering and Science, Inc.

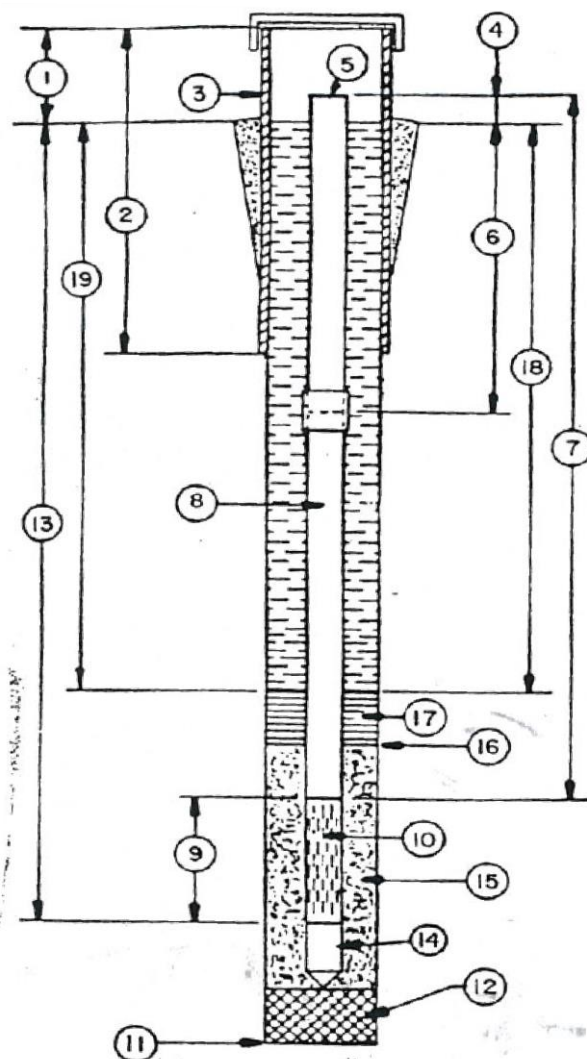
1: Height of Protective Casing Above Ground: NA
2: Total Length of Protective Casing: 6 inches
3: Type of Protective Casing: Steel
4: Height of Well Standpipe Above Ground: NA
5: Type of Standing Pipe Cap: Locking j-plug
6: Depth of First Joint: 10 feet
Interval: 10 feet
7: Total Length of Blank Pipe: 10 feet
8: Type of Blank Pipe: PVC schedule 40
9: Length of Screen: 5 feet
10: Type of Screen: 10 slot
11: Total Depth of Boring: 25 feet
12: Type of Material: Fine - coarse sands, concrete, gravel
13: Depth to Bottom of Screen: 25 feet
14: Well Point Length: 2 inches
15: Type of Screen Filter Pack: No. 1 Sand
Quantity Used: 2 bags
16: Depth to Top of Filter Pack: 17 feet
17: Type of Screen Seal: Bentonite
Quantity Used: 0.5 bags
18: Depth to Top of Seal: 3 feet
19: Depth of Concrete Grout: 0.5 feet
Type of Grout Mixture: Portland

Monitoring Well ID: MW-06R
Location: 153 South Liberty Drive, Stony Point, NY
Date of Installation: 6/6/2023
Ground Surface Elevation: N/A
Logger: A. Hassler

Job No.: 21399284

Time Start: 8:30

Drilling Firm: Coastal Environmental Solutions



PARTNER
Engineering and Science, Inc.

1: Height of Protective Casing Above Ground: NA

2: Total Length of Protective Casing: 6 inches

3: Type of Protective Casing: Steel

4: Height of Well Standpipe Above Ground: NA

5: Type of Standing Pipe Cap: Locking j-plug

6: Depth of First Joint: 10 feet

Interval: 10 feet

7: Total Length of Blank Pipe: 25 feet

8: Type of Blank Pipe: PVC schedule 40

9: Length of Screen: 5 feet

10: Type of Screen: 10 slot

11: Total Depth of Boring: 28 feet

12: Type of Material: Fine sand, coarse sands

13: Depth to Bottom of Screen: 28 feet

14: Well Point Length: 2 inches

15: Type of Screen Filter Pack: No. 1 Sand

Quantity Used: 2 bag

16: Depth to Top of Filter Pack: 20 feet

17: Type of Screen Seal: Bentonite

Quantity Used: 0.5 bags

18: Depth to Top of Seal: 3 feet

19: Depth of Concrete Grout: 0.5 feet

Type of Grout Mixture: Portland

APPENDIX B: MONITORING WELL DECOMMISSIONING RECORD

WELL DECOMMISSIONING RECORD

PSG

Engineering and Geology, D.P.C.

Site Name: B3 S Liberty Drive

Well I.D.: MW 04

Site Location: Stony Point

Driller: John H

Drilling Co.: Coastal

Inspector:

Date: 7/6/2023

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

4 1/2
N

CASING PULLING

Method employed
Casing retrieved (feet)
Casing type/dia. (in)

5
2

CASING PERFORATING

Equipment used
Number of perforations/foot
Size of perforations
Interval perforated

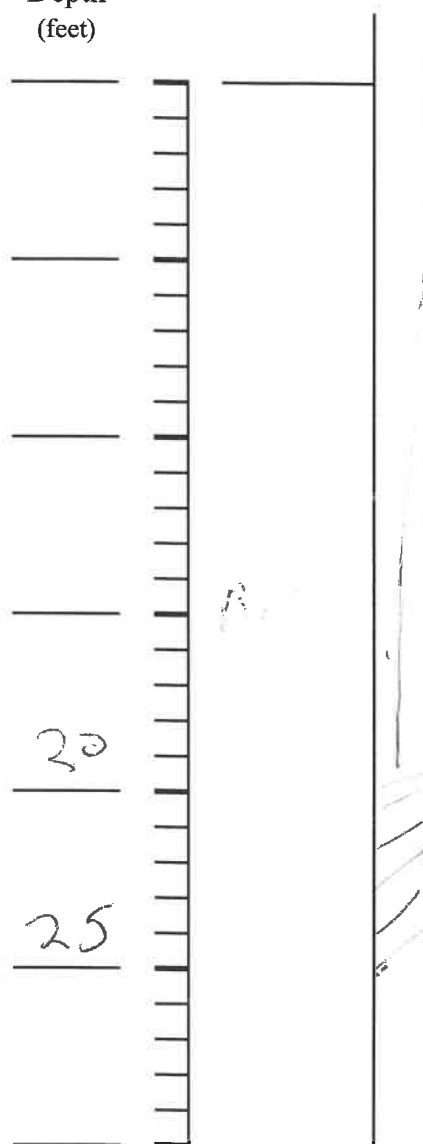
GROUTING

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.)

0-25
2
36 18
96
Portland
10
0
36
22

WELL SCHEMATIC*

Depth
(feet)



COMMENTS:

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

Drilling Contractor

[Signature]

Department Representative