



Environmental, Planning, and Engineering Consultants

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April 24, 2018

Mr. Matthew Hubicki
Division of Environmental Remediation
New York State Department of Environmental Conservation
625 Broadway
Albany, New York, 12233-7017

Re: Polychrome Manufacturing Site (Polychrome East Site)
137-145 Alexander Street, Yonkers, NY 10701
BCP Site: C360098
Monitoring Well Abandonment Workplan

Dear Mr. Hubicki:

On behalf of Avalon Yonkers Sun Sites, LLC, AKRF, Inc. (AKRF) has prepared this Monitoring Well Abandonment Workplan (Workplan) for New York State Department of Environmental Conservation (NYSDEC) review.

Demolition of the current building structure at the Polychrome East (PE) Site has been initiated. As part of the redevelopment plan and outlined within the PE Remedial Action Work Plan (RAWP), the grade of the Site must be raised by approximately 3 feet above the existing grade. The upcoming demolition work, foundation work, and subsequent grading/import needed to bring the Site up to the appropriate grade requires the abandonment of the current Site groundwater monitoring well network with the exception of MW-11, which will remain as a sentinel well.

On April 20, 2018, AKRF gauged and assessed the known groundwater monitoring wells at the Site. The enclosed Table 1 summarizes the results of this assessment. No measurable product was recorded in any of the accessible wells. Note that MW-10 appeared to be abandoned as it was filled with grout and/or bentonite.

Well abandonment will be completed in accordance with the NYSDEC CP-43: Groundwater Monitoring Well Decommissioning Policy. The anticipated well decommissioning method will be grouting-in-place utilizing a tremie pipe. If the grouting-in-place method is not a feasible abandonment method for the remaining monitoring wells (including the wells that were inaccessible or covered during the April 20, 2018 well survey), then the monitoring wells will be abandoned by the over-drilling method.

AKRF requests approval to complete well abandonment activities at the Site on May 2, 2018 and May 9, 2018. Two mobilizations are required to facilitate access with the ongoing demolition and current staging of equipment. Additional NAPL and/or sentinel groundwater monitoring wells for Site Management activities will be installed in accordance with the pending PE RAWP. As stated in the draft PE RAWP, final locations and quantities of NAPL or sentinel monitoring wells for Site Management will be determined in consultation with NYSDEC following remedial activities.

If you have any questions, comments or concerns regarding this Workplan, please reach out to either myself at (914) 922-2387 or Marc Godick and (914) 922-2356.

Sincerely,
AKRF, Inc.



Patrick McHugh, P.E.
Environmental Engineer

Encl.: Figure 1 – Monitoring Well Locations
 Table 1 – April 2018 Monitoring Well Gauging Event

cc (electronic copy only): David Crosby - NYSDEC
 Scott Deyette - NYSDEC
 Aaron Levy – Avalon Bay
 Barry White – Avalon Bay
 Chris Capece – Avalon Bay
 Marc Godick – AKRF



Table 1 - April 2018 Monitoring Well Gauging Event

MW Gauging List

Job No: 180132						Client: AvalonBay		
Project Location: Yonkers, NY						Gauged By: Steve Schmid		
Date: 4/20/2018								
Monitoring Well Name	Time	Depth to LNAPL	Depth to Water	Depth to DNAPL	Total Depth	LNAPL Thickness	DNAPL Thickness	Comments (problems, odor, sheen)
		(Ft.)	(Ft.)	(Ft.)	(Ft.)	(Ft.)	(Ft.)	
MW-1	10:25	ND	4.43	ND	9.62	NA	NA	
MW-2	10:05	ND	6.91	ND	9.71	NA	NA	
MW-3	10:15	ND	5.76	ND	9.6	NA	NA	
MW-4	10:45	-	-	-	-	-	-	Inaccessible due to demo
MW-5	10:40	ND	6.89	ND	8.21	NA	NA	
MW-6	10:00	-	-	-	-	-	-	Inaccessible due to demo
MW-7	8:40	-	-	-	-	-	-	Appears to be under Site trailer
MW-8	10:00	-	-	-	-	-	-	Inaccessible due to demo
MW-9	9:00	ND	0	ND	46.95	NA	NA	Static water at top of casing
MW-10	8:45	-	-	-	-	-	-	Filled/Abandoned in-place
MW-11	9:55	ND	7.02	ND	9.6	NA	NA	Located in the sidewalk; will not be abandoned
MW-12	9:30	ND	5.91	ND	10.02	NA	NA	
MW-13	9:42	ND	0	ND	42.89	NA	NA	Static water at top of casing
MW-14A	9:25	-	-	-	-	-	-	Underneath Site equipment
MW-14B	9:25	-	-	-	-	-	-	Underneath Site equipment