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February 8, 2008

Mr. John J. Piston
Project Manager
NYSDEC Region 7
615 Erie Boulevard West
Syracuse, New York 13204-2400

Re: Well Decommissioning Summary
Pass & Seymour (P&S) Boyd Ave Brownfield Cleanup Program
(BCP) Site No. C734102

Dear Mr. Piston:

The attached table provides a summary of groundwater monitoring wells that were decommissioned at the P&S Boyd Avenue site in October 2007, in accordance with our September 11, 2007 *Work Plan for Well Decommissioning*.

OBJECTIVES

Our objective was to decommission monitoring wells that were no longer in use, installed at the site prior to the current BCP Remedial Investigation (RI). In accordance with the Work Plan, each well was identified in the field by an S&W Redevelopment of North America, LLC (SWRNA) field representative, by referring to locations depicted on figures prepared by the consultant that oversaw the wells' installations (GaiaTech, 2001).

APPROACH

The wells were decommissioned by a casing pulling approach in accordance with the Work Plan. The PVC well casing and associated seal materials (sand, bentonite, cement) were pulled from the borehole, while introducing a bentonite/cement grout from the bottom up, in tremie fashion. The bottom plug of each well was pushed out prior to pulling the casing, by inserting and pushing a metal rod through the bottom. The bentonite/cement grout was tremied into the PVC and forced out the bottom of the PVC as the wells are pulled to ensure that there was no collapse of formation materials as the wells were removed. Well materials removed from each borehole were staged on plastic in a designated area of the site prior to being properly disposed of.

RESULTS

The attached table indicates that thirteen (13) pre-existing monitoring wells were located and decommissioned. Five (5) monitoring wells could not be found because they had apparently been overgrown by thick brush, or they had evidently been paved over.

Figure 1 shows the approximate locations of the decommissioned wells, as well as those that could not be located.

All of the located wells were constructed of 2-inch diameter PVC. Prior to decommissioning the located wells, each well was opened and depth to water and the total well depth were measured, As indicated on the table, the total well depths were variable, from 9.09 feet to 29.10 feet below ground surface (bgs). The depth to groundwater ranged from approximately 5 feet to 26 feet bgs.

A dedicated bailer was lowered into each of the wells to visually examine the groundwater prior to decommissioning. There was generally no indication of subsurface contamination based on visual examination of groundwater, or direct field observation as the wells were removed, except for well MW-05. Well MW-05, in the southern portion of the western lot area, contained several inches of dark light non-aqueous phase liquid (LNAPL). The New York State Spills Hotline was called upon discovery of the LNAPL, and Spill No. 0707863 was assigned to the site. Well MW-05 was not decommissioned to enable the LNAPL to be bailed, so an assessment could be made of the amount and its recoverability. To date, periodic baling into a 55-gallon drum has collected approximately 0.8 gallon of LNAPL, and 24 gallons of groundwater.

Aside from MW-05, there was no evidence of contamination associated with the groundwater monitoring wells that were decommissioned. Groundwater contamination associated with the LNAPL in MW-05 does not appear to extend beyond the immediate vicinity of that well, based on analytical results for groundwater samples collected from neighboring RI monitoring wells in the western lot area in November 2007. RI monitoring well MW05-20, within approximately 20 feet from MW-05, contained only low levels of dissolved VOCs below groundwater standards, and no evidence of free product. RI groundwater samples collected in 2005 and 2006 contained neither VOCs nor SVOCs, which indicates the LNAPL has not caused widespread groundwater contamination. In view of the above findings, it is proposed that an IRM Work Plan be prepared to address the localized LNAPL that exists at MW-05.

If you have any questions please call me at (315) 422-4949.

Very truly yours,
S&W REDEVELOPMENT OF NORTH AMERICA, LLC

Daniel P. Ours, CPG
Senior Project Manager

Inventory of Old Monitoring Wells, Pass & Seymour
16 October, 2007
S&W Redevelopment of North America, LLC

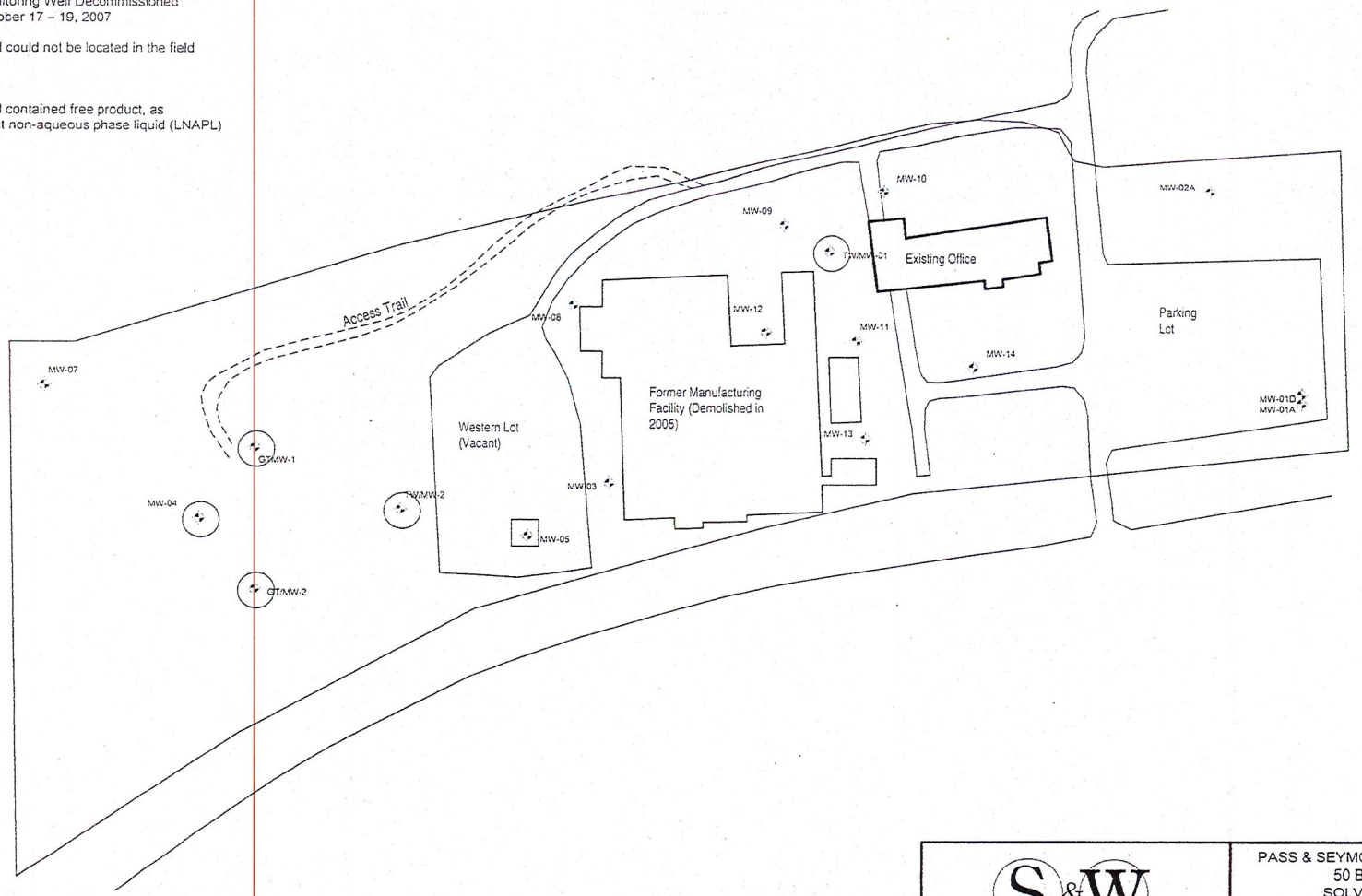
Well	Type	Location	Depth to Water	Total Well Depth	Notes
MW-01A	flush mount	SE corner of active parking lot	15.45	17.50	Cover destroyed in order to access
MW-01D	flush mount	SE corner of active parking lot	26.10	29.10	
MW-02A	stick up	Center of lawn North of active parking lot	21.90	27.55	
MW-14	flush mount	S of office, in grass between fence and driveway	17.97	19.30	
MW-10	flush mount	Driveway N of office near dumpsters	8.11	9.09	Rust streaks staining inside of PVC
TW/MW-01	n/a	Map: NE portion of fenced-in slab area	--	--	Could not locate
MW-09	flush mount	Inside fenced-in slab area near North fence gate	14.05	17.58	Cover destroyed in order to access
MW-12	flush mount	Inside fenced-in slab area, South of MW-09	18.69	23.49	
MW-11	stick up	Just inside Eastern fence of slab area, near office	20.32	22.07	
MW-13	stick up	Just inside Eastern fence of slab area, near tracks	23.00	26.97	Cover damaged in order to access
MW-08	damaged	near NW corner of fenced-in slab area	--	--	Gray metal cover soldered in place, could not access. Different cover than other wells; apparently damaged
MW-03	flush mount	near SW corner of fenced-in slab area	18.11	19.98	Flush mount slightly raised on cement
MW-05	flush mount	Southern portion of western parking lot	17.58	21.29	Dark free product visibly present on water level indicator tape, strong petroleum odor. Sample taken w/o purge.
TW/MW-02	n/a	Map: W of western parking lot under power lines	--	--	Could not locate; thick brush, lots of debris
MW-07	stick up	near NW corner of property	5.44	14.70	
GTMW-1	n/a	Map: Western wooded area, near end of service road	--	--	Could not locate; thick brush, large debris piles. Bailer twine bucket found next to large pile of woody debris.
GTMW-2	n/a	Map: Western wooded area	--	--	Could not locate; thick brush, large debris piles
MW-04	n/a	Map: Western wooded area	--	--	Could not locate; thick brush, large debris piles

Legend

Pre- Remedial Investigation Monitoring Well Decommissioned October 17 – 19, 2007

Well could not be located in the field

Well contained free product, as Light non-aqueous phase liquid (LNAPL)



0 50 100 200 400 feet

S&W REDEVELOPMENT

JAN 2008 PROJ NO N5005

PASS & SEYMOUR, INC/BOYD AVENUE
50 BOYD AVENUE
SOLVAY, NEW YORK
BROWNFIELD SITE INVESTIGATION
WORK PLAN

FIGURE 1
PRE-EXISTING GROUNDWATER MONITORING WELLS DECOMMISSIONED IN OCT 2007