

April 24, 2023

Gail A. Dieter
Environmental Chemist 2
New York State Department of Environmental Conservation
Department of Environmental Remediation
625 Broadway, 12th Floor
Albany, New York, 12233

RE: Monitoring Well Decommissioning Workplan
NYSDEC Class N Site No. 224164
2586 Coney Island Avenue
Brooklyn, New York
PSG Project Number 20309024

Dear Ms. Dieter:

PSG Engineering and Geology, D.P.C. (PSG) is submitting this Monitoring Well Decommissioning Workplan on behalf of Realty Income Corporation for the Former Franklen Auto Garage, N Site #224164, located at 2586 Coney Island Avenue, Brooklyn, New York (the "Site"), Based on correspondence received from your office dated April 12, 2023, the New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health's (NYSDOH) have re-classed the Site from a P-site to an N-site and requires no further action at this time. The purpose of this Workplan is to request NYSDEC approval to decommission nine groundwater monitoring wells at the Site.

Site Description:

The Site is located in the Homecrest section of Brooklyn, New York and is identified as Block 7184, Lot 26 on the New York City Tax Map and is addressed as 2586-2608 Coney Island Avenue and 97-107 Lancaster Avenue. The Site is approximately 20,145-square feet and is bound by Avenue W to the north, Lancaster Avenue to the south, and Coney Island Avenue to the east. The Site is currently developed with a one-story commercial building (2590 Coney Island Avenue) occupied by Walgreens and Walgreens Pharmacy on the southern half of the lot and asphalt-paved areas throughout the remainder of the lot. Onsite operations consist of typical commercial retail and parking operations, and associated property maintenance.

Groundwater Monitoring Well Decommissioning:

Based on the findings of the Site Characterization Investigation, no further action is required for the Site other than the decommissioning of the on-site and off-site groundwater monitoring wells. The proposed activities will include decommissioning on-site groundwater monitoring wells MW-1, MW-2, MW-3, MW-4, MW-5, MW-7, and MW-8, and off-site groundwater monitoring wells MW-6 and MW-9, which are located in the sidewalks to the north and east of the Site. The NYSDEC approved the decommissioning request in the above-referenced correspondence dated April 12, 2023, with the requirement that a Work Plan be

submitted to NYSDEC for review and approval. The following Work Plan outlines the proposed approach for decommissioning the monitoring wells.

All work will be performed in accordance with the site-specific Health and Safety Plan (HASP). The monitoring wells to be decommissioned are shown on **Figure 1**. Details on the construction of the wells are provided in **Table 1**.

The procedures for monitoring well decommissioning are described below. These procedures conform with NYSDEC Policy CP-43: Groundwater Monitoring Well Decommissioning, dated November 3, 2009. Photos of the well abandonment activities will be taken, and a Well Decommissioning Log will be completed for each monitoring well.

Procedures:

1. Each well will be 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 well casing will be removed at a depth of five feet below grade (if possible) and the outer protective casing "stick-up" and/or flush-mount curb box will be removed only after the well has been properly filled with grout.
3. The uppermost portions of borehole will be filled with approved/clean backfill or topsoil.
4. The surface of the borehole will be restored to the condition of the area surrounding the borehole (grass, asphalt, concrete, etc.).
5. The solid waste will be handled in accordance as non-investigative waste.
6. Well construction details will be documented on a Well Decommissioning Record form (**Appendix A**).

Each monitoring well will be grouted from the bottom-up in one continuous operation through a tremie pipe. The grout will set for a minimum of 24 hours and any depression due to settlement will be filled using a grout mixture prepared as described previously.

All monitoring well decommissioning activities will be conducted by Coastal Environmental Solutions, Inc., a licensed drilling company in the State of New York. A PSG representative will supervise all well decommissioning activities.

Sidewalk Flag Replacement:

The procedures for this task are described below. These procedures conform with Section 608 of New York State Department of Transportation (NYSDOT) Standard Specifications of January 1, 2018, and specifically, all sections that pertain to Portland concrete sidewalks and driveways. Photos of the sidewalk replacement activities will be taken, and details on each sidewalk flag replacement will be documented.

Procedures:

1. Prior to removal of a sidewalk flag, the Flag Replacement Contractor will cut the perimeter of each flag to be replaced using a water-cooled pavement saw to reduce fugitive dust.

2. The flags will be demolished, removed, and disposed of by the Contractor. New flags will be replaced in kind with the surrounding flags.
3. All work will be performed in accordance with NYSDOT Standard Specifications of January 1, 2018, specifically all sections that pertain to Portland concrete sidewalks and driveways.
4. At locations where expansion joints were installed, the expansion joints will be covered with a non-shrinking/pliable sealant.

Closing:

Following completion of decommissioning activities, PSG will prepare and submit a report to the NYSDEC documenting the well decommissioning activities. The report will include a description of decommissioning activities performed as well as representative photographs of the work. A copy of the report will be submitted to NYSDEC . PSG requests approval to decommission the nine groundwater monitoring wells (MW-1 through MW-9) at the Site in accordance with NYSDEC's Groundwater Monitoring Well Decommissioning Policy (CP-43, November 2009).

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.

Sincerely,

PSG Engineering and Geology, D.P.C.

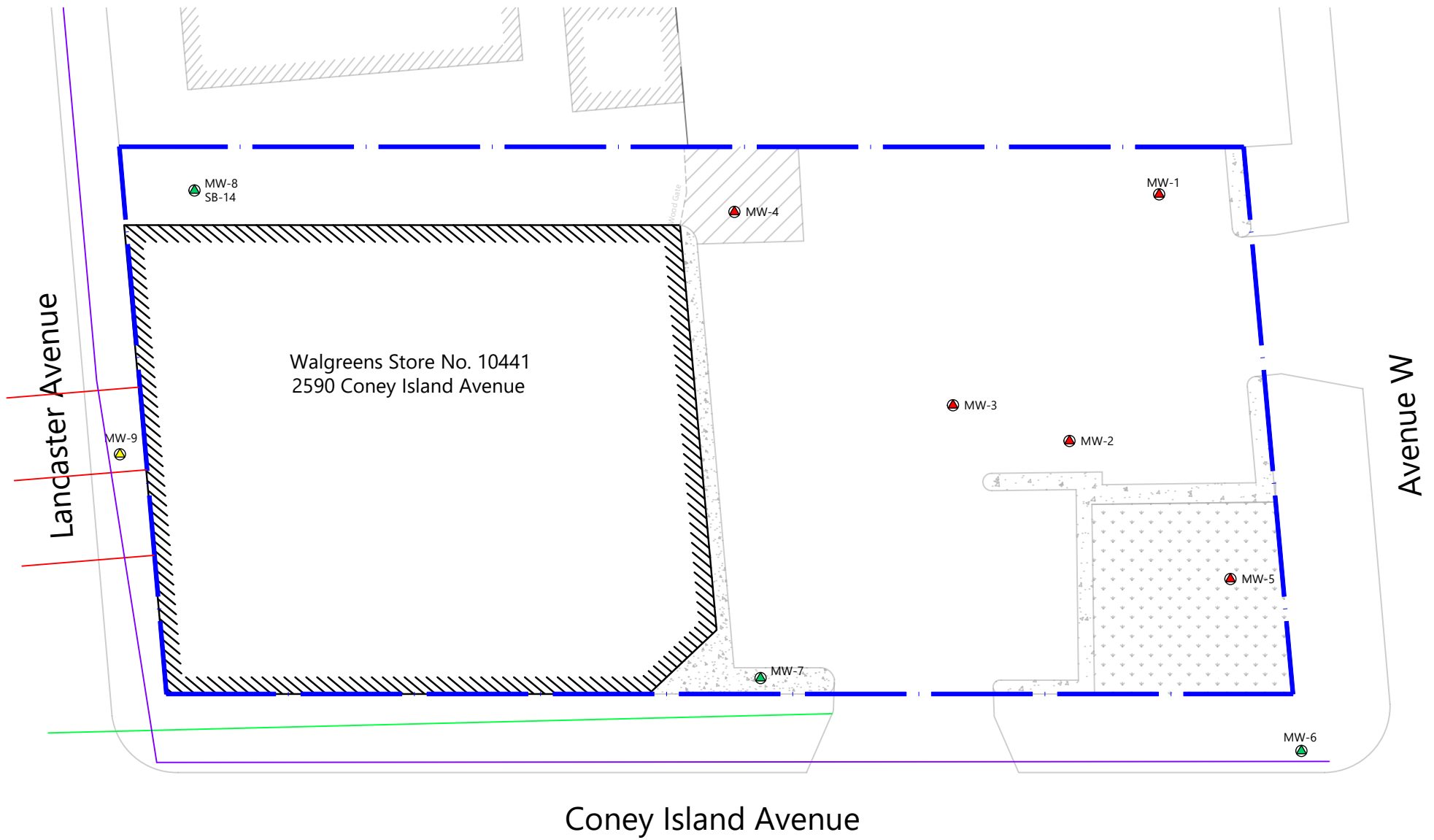


David R. Lent, P.G.
Technical Director,
Environmental Solutions Group

Attachments:

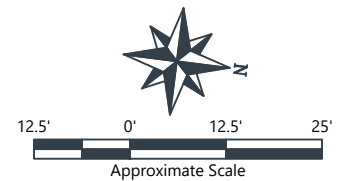
Figure 1: Monitoring Well Location Map
Table 1: Monitoring Well Construction Details
Appendix A: Well Decommissioning Record form

FIGURES



Legend and Notes:

- Site Boundary
- Existing Monitoring Well Location (Galli 2011 and 2012)
- Monitoring Well Location (Partner 2021)
- Monitoring Well Location (August 2022)
- Sewer Line
- Overhead Lines
- Utility Lines



Title: Monitoring Well Location Map			
Figure: 1	Prepared By: AS	Date: October 2022	Project Number: 21396024-EN
Address: 2590 Coney Island Avenue Brooklyn, New York 11223			

TABLES

Table 1
Monitoring Well Construction Log
2586 Coney Island Avenue
Brooklyn, New York 11223

MONITORING WELL ID	LOCATION	WELL DIAMETER	SCREENED INTERVAL	TOTAL WELL DEPTH
MW-1	on-site	2-inches	5-15 feet	15 feet
MW-2	on-site	2-inches	5-15 feet	15 feet
MW-3	on-site	2-inches	5-15 feet	15 feet
MW-4	on-site	2-inches	10-20 feet	20 feet
MW-5	on-site	2-inches	10-20 feet	20 feet
MW-6	off-site sidewalk	2-inches	5-15 feet	15 feet
MW-7	on-site	2-inches	5-15 feet	15 feet
MW-8	on-site	2-inches	5-15 feet	15 feet
MW-9	off-site sidewalk	2-inches	5-20 feet	20 feet

APPENDIX A: MONITORING WELL DECOMMISSIONING RECORD

WELL DECOMMISSIONING RECORD



Engineering and Geology, D.P.C.

Site Name:	Well I.D.:
Site Location:	Driller:
Drilling Co.:	Inspector:
	Date:

DECOMMISSIONING DATA (Fill in all that apply)		WELL SCHEMATIC*	
<u>OVERDRILLING</u>		Depth (feet)	
Interval Drilled			
Drilling Method(s)			
Borehole Dia. (in.)			
Temporary Casing Installed? (y/n)			
Depth temporary casing installed			
Casing type/dia. (in.)			
Method of installing			
<u>CASING PULLING</u>			
Method employed			
Casing retrieved (feet)			
Casing type/dia. (in.)			
<u>CASING PERFORATING</u>			
Equipment used			
Number of perforations/foot			
Size of perforations			
Interval perforated			
<u>GROUTING</u>			
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.)			

COMMENTS:

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

Drilling Contractor

Department Representative