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February 16, 2012

rslee@gw.dec.state.ny.us

NYSDEC

Division of Hazardous Waste Remediation
625 Broadway
Albany, New York 12233-7015

Attention: Ronnie Lee

Re: **Monitoring Well Decommissioning Plan
Former Bon Ton Cleaners VCP Site
1932 Ralph Avenue, Brooklyn, NY
Site ID No.: V-00512-2**

Dear Mr. Lee:

CA RICH is pleased to provide you with this Monitoring Well Decommissioning Plan (the Plan) for the above-referenced Site. The groundwater monitoring component of this project has been completed and the NYSDEC has issued a Release Letter for the site. Therefore, the remaining monitoring wells at the property will be properly abandoned. There are a total of nine wells remaining at the site which are located in five different locations. Details of the wells are included on Table 1 and a well location map is included on Figure 1 of this plan.

Abandonment Procedures

In accordance with NYSDEC guidance document CP-43: Groundwater Monitoring Well Decommissioning Policy (issued November 3, 2009) each well will be abandoned using the "grouting in-place" method. The following procedures will be used:

- 1) The well casing will be abandoned with a cement/bentonite grout mixture. The grout will consist of a mixture of: one 94-pound bag of Type 1 Portland cement; 3.9 pounds of powdered bentonite; and 7.8 gallons of potable water. The grout will be mixed in a container such as a 55-gallon drum. It will then be placed in the well using the Tremie method. A 1-inch pipe (or tubing) will be lowered into the casing and down to the bottom of the well. The cement/bentonite mixture will then be pumped into the well until it rises to the surface. The pipe will then be removed from the well.
- 2) The flush-mounted cover will be removed from the surface around the well. The well casing will then be removed to a depth of approximately 5 feet (if possible) or to a depth practicable for the site conditions.
- 3) The space above the grouted casing will be filled with clean sand to a depth of approximately 4-inches below grade.
- 4) The surface will be patched with either concrete or asphalt to match the surrounding pavement.

Reporting

Upon completion of the well decommissioning program, a letter report will be prepared for the NYSDEC. The letter report will include a description of how the wells were abandoned. A table will be included in the report that states:

- The date of decommissioning;
- The well ID number;
- The depth of the well;
- The type of grout used to abandon the well; and,
- The type of surface patch placed over the well.

A map identifying the former well locations will also be included.

We expect the work outlined in this Plan will require approximately two days to complete and expect to perform the work in March 2012 as weather conditions permit. If there are any questions regarding this Plan, please do not hesitate to call our Office.

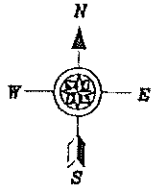
Sincerely,

CA RICH CONSULTANTS, INC.



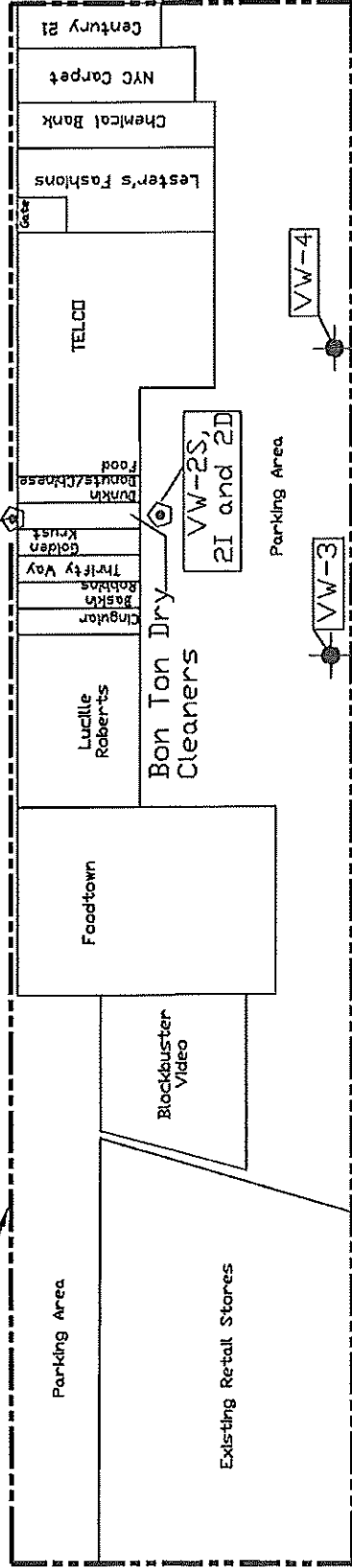
Eric A. Weinstock
Vice President

ec: Burt Lewis, Esq. (blewis@salonmarrow.com)



EAST 59TH STREET

Property Boundary



Not Part of Property

— RALPH AVENUE —

Legend

- On-Site Water Table Monitoring Well
- ⊕ On-Site Multi Depth Cluster Well
- Off-Site Water Table Monitoring Well

Notes:

1. See Table 1 for results
2. Map adapted from Property survey by Montrose Surveying Co, LLP dated May 2, 2001 and USGS Brooklyn Quadrangle 1979.

CA RICH CONSULTANTS, INC.

Certified Ground-Water and Environmental Specialists
17 Dupont Street, Plainview, New York 11803

TITLE: GROUNDWATER MONITORING WELL LOCATION MAP		DATE: 9/20/2006	SCALE: As Shown
FIGURE: 1	DRAWN BY: BON TON CLEANERS 1932 RALPH AVENUE BROOKLYN, NEW YORK		D.S.
DWG NO. 2005-7a	APPR. BY:		E.A.W.



Graphic Scale In Feet

Table 1
On-Site and Off-Site Monitoring Well Screened Intervals
Bon Ton Cleaners Site
Brooklyn, New York

On-Site	
<u>Well Number</u>	<u>Screened Interval</u>
VW-2s	15 to 30 feet
VW-2i	40 to 50 feet
VW-2d	61 to 71 feet
VW-3	8 to 23 feet
VW-4	8 to 23 feet
Upgradient	
<u>Well Number</u>	<u>Screened Interval</u>
VW-1s	8 to 23 feet
VW-1i	40 to 50 feet
VW-1d	60 to 70 feet
Off-Site	
<u>Well Number</u>	<u>Screened Interval</u>
VW-5	8 to 23 feet
<p>Note: All wells are constructed of 2-inch PVC pipe</p>	