

## **EXT | | RE: Dangman Park - Proposed Monitoring Well Decommissioning**

Wu, William (DEC) [william.wu@dec.ny.gov]

Sent: Thursday, May 12, 2016 3:47 PM

To: Vater, Katherine

Hello Katherine,

Re: K - Dangman Park MGP, site no. 224047

I've reviewed the well decommissioning plan that I've received on 04/29/2016. It is approved, with the following modifications:

Based upon CP-43:Groundwater Monitoring Well Decommissioning Policy, the grout shall be placed in the well from the bottom to the top by means of a "tremie."

and

Four (4) shallow monitoring wells (monitoring wells MW-1 through MW-4); and  
Ten (10) deeper monitoring wells (monitoring wells MW-5, MW-10, MW-11, and MW-13 through MW-19).

shall be changed to:

Five (5) shallow monitoring wells (monitoring wells MW-1 through MW-4, and MW-15); and  
Nine (9) deeper monitoring wells (monitoring wells MW-5, MW-10, MW-11, MW-13, MW-14, and MW-16 through MW-19).

All the best,

**William Wu**

Environmental Engineer 1, Division of Environmental Remediation

**New York State Department of Environmental Conservation**

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April 28, 2016

Mr. William Wu  
Environmental Engineer  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
Remedial Bureau C, 11th Floor  
625 Broadway  
Albany, New York 12233

Re: Proposed Monitoring Well Decommissioning  
Former Dangman Park Manufactured Gas Plant Site  
Brooklyn, New York  
NYSDEC Site No. 224047  
Index # A2-0552-0606

Dear Mr. Wu:

This letter presents the proposed monitoring well decommissioning that is planned at the Former Dangman Park Manufactured Gas Plant (MGP) Site (the Site) in Brooklyn, New York. As discussed during our April 8, 2016 meeting, decommissioning of the monitoring wells located on Block 7273, Lot 1R is necessary in light of the redevelopment plans by the property owner (450 Neptune Associates, LLC; Owner). Note that six monitoring wells (MW-6 through MW-9, MW-12, and MW-20) associated with the Site will remain at present because they are located on other properties surrounding Lot 1R.

The monitoring wells proposed to be decommissioned are listed below and the locations are shown on the attached Site Plan.

- Four (4) shallow monitoring wells (monitoring wells MW-1 through MW-4); and
- Ten (10) deeper monitoring wells (monitoring wells MW-5, MW-10, MW-11, and MW-13 through MW-19).

These monitoring wells were installed to total depths ranging from 16 to 103 feet below land surface (ft bls) using hollow-stem auger or sonic drilling techniques. The monitoring well construction details and well construction logs are provided in the New York State Department of Environmental Conservation (NYSDEC)-approved July 2014 Remedial Investigation (RI) Report; a copy of Table 2 (Monitoring Well Construction Details) from the RI Report is attached. Based on the planned redevelopment activities on Block 7273, Lot 1R presented by the Owner at our April 8, 2016 meeting with NYSDEC, these 14 monitoring wells will not be accessible due to the redevelopment activities. In addition, two (2) exterior soil vapor points (SV-1 and SV-2) also installed on Block 7273, Lot 1R during the RI are proposed to be decommissioned. These exterior soil vapor points were installed to a total depth 5 ft bls.

The monitoring well decommissioning will be performed in accordance with NYSDEC *CP-43: Groundwater Monitoring Well Decommissioning Policy*. Specifically, the grouting-in-place method is proposed, which will involve filling the casing with a cement/bentonite grout from the bottom of the well to 5 ft bls, overdrilling the well casing to 5 ft bls, and removing the upper five feet of the casing and associated well materials from the ground. The grout mixture will be approximately 7.8 gallons of potable water, one 94-pound bag of Type I Portland cement, and 3.9 pounds of powdered bentonite. The upper five feet of the boreholes will be backfilled to land surface with clean sand and the surface will be restored consistent with the surrounding surface material (e.g., asphalt). The two

exterior soil vapor points on Lot 1R will be decommissioned consistent with applicable portions of these procedures (i.e., the casing and associated soil vapor point materials will be removed from the ground, the locations backfilled to land surface with clean sand, and the ground surface restored).

The monitoring well and soil vapor point decommissioning activities will be performed by an Arcadis drilling subcontractor and will be observed/documentated by an on-site Arcadis representative. The field work will be conducted in accordance with Community Air Monitoring Plan (CAMP) included in the NYSDEC-approved Supplemental Remedial Investigation Work Plan (dated September 14, 2015). Consistent with the CAMP requirements, odor and dust control measures will be available and used when (if) necessary. The work will also be conducted in accordance with the current Arcadis project-specific Health and Safety Plan (HASP).

Waste generated during the decommissioning activities (e.g., upper 5 ft of casing and disposable equipment) will be containerized in steel 55-gallon drums. The containerized wastes will be temporarily stored on site at a location determined in conjunction with the Owner, pending appropriate off-site disposal by National Grid in accordance with applicable rules and regulations.

National Grid has tentatively planned to perform the monitoring well and soil vapor point decommissioning activities beginning at the end of May 2016, pending receipt of NYSDEC's approval and agreement from the Owner for access to the property. The decommissioning activities are anticipated to take approximately three weeks to complete, and may need to be completed in at least two separate mobilizations dependent upon the Owner's redevelopment plans and associated accessibility to the monitoring well and soil vapor point locations on Lot 1R. I will notify you at least 7 days in advance of the date for commencement of field activities. Upon completion of the monitoring well and soil vapor point decommissioning activities, a summary letter documenting the work completed will be provided to NYSDEC.

If you have any questions or require any additional information, please contact me at (608) 826-3663 or at [katherine.vater@nationalgrid.com](mailto:katherine.vater@nationalgrid.com).

Sincerely,



Katherine Vater  
Project Manager

Enclosures:

Figure 1      Proposed Monitoring Well Decommissioning  
Attachment 1    Monitoring Well Construction Details

cc:      Albert DeMarco, NYSDOH  
         Linda Sullivan, Esq., National Grid  
         Bonnie Barnett, Esq., Drinker Biddle and Reath LLP  
         M. Cathy Geraci, Arcadis

# FIGURE

Proposed Monitoring Well Decommissioning

XREFS: Xref\_01 Image\_2012-11-05.jpg  
 Xref\_02  
 XREFDCP

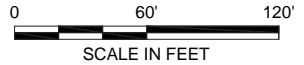
# BLOCK 7250 LOT 1R



- LEGEND:**
- APPROXIMATE BOUNDARY OF BLOCK 7273, LOT 1
  - APPROXIMATE BOUNDARY OF BLOCK 7273, LOT 25
  - APPROXIMATE FORMER MGP SITE BOUNDARY
  - FORMER MGP FEATURE (1895 AND/OR 1906 SANBORN FIRE INSURANCE MAPS)
  - FORMER MGP FEATURE (1895 AND/OR 1906 SANBORN FIRE INSURANCE MAPS) ADJUSTED BASED ON FIELD OBSERVATIONS OF POTENTIAL GAS HOLDER WALL AT SOIL BORING LOCATION SRI-1
  - TENANT SPACE APPROXIMATE BOUNDARY
  - ① TENANT SPACE DESIGNATION
  - SB-1 ▲ SITE CHARACTERIZATION SOIL BORING LOCATION (ARCADIS, 2009)
  - SB-2 ▲ SITE CHARACTERIZATION SOIL BORING/GEOPROBE GROUNDWATER SAMPLING LOCATION (ARCADIS, 2009)
  - MW-1 □ SITE CHARACTERIZATION MONITORING WELL LOCATION (ARCADIS, 2009)
  - SB-7 ● REMEDIAL INVESTIGATION NAPL DELINEATION SOIL BORING/ VERTICAL AQUIFER PROFILE TEMPORARY MONITORING WELL LOCATION (ARCADIS, 2011)
  - SB-8 ● REMEDIAL INVESTIGATION NAPL DELINEATION SOIL BORING LOCATION (ARCADIS, 2011 AND 2012)
  - MW-6 ⊕ REMEDIAL INVESTIGATION MONITORING WELL LOCATION (ARCADIS, 2011, 2012, AND 2013)
  - VP-1 ● REMEDIAL INVESTIGATION VERTICAL AQUIFER PROFILE TEMPORARY MONITORING WELL LOCATION (ARCADIS, 2012)
  - SRI-10 ● SUPPLEMENTAL REMEDIAL INVESTIGATION SOIL BORING LOCATION (ARCADIS, 2015)
  - LB-10 ⊕ PROPERTY OWNER DRILLED BORING (LANGAN 2015)
  - CPT-5 ⊕ PROPERTY OWNER CPT BORING (LANGAN 2015)
  - MW-1 ⊕ SITE CHARACTERIZATION AND REMEDIAL INVESTIGATION MONITORING WELLS PROPOSED TO BE DECOMMISSIONED IN LIGHT OF THE PROPERTY OWNER'S REDEVELOPMENT ON LOT 1
  - SV-1 ⊕ REMEDIAL INVESTIGATION SOIL VAPOR POINT PROPOSED TO BE DECOMMISSIONED IN LIGHT OF THE PROPERTY OWNER'S REDEVELOPMENT ON LOT 1

TENANT SPACE DESIGNATION	TENANT SPACE IDENTIFICATION
①	APPLE BANK
②	VACANT (FORMER RADIO SHACK)
③	VACANT (FORMER MARTIAL ARTS)
④	VACANT (FORMER MEDICAL SUPPLY)
⑤	EASTERN CHINESE RESTAURANT
⑥	VACANT (FORMER KURT CLEANERS)
⑦	CAPITAL ONE
⑧	CVS PHARMACY

- NOTES:**
- MONITORING WELL AND SOIL BORING LOCATIONS SURVEYED RELATIVE TO THE NEW YORK STATE PLANE COORDINATE SYSTEM, LONG ISLAND ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83).
  - LOCATIONS OF FORMER MGP FEATURES ARE APPROXIMATE.
  - BASE MAP BY DONALD G. DEKENIPP L.S., P.C., PROFESSIONAL LAND SURVEYOR.
  - THE EXTENT OF NAPL IS BASED ON THE OBSERVATION OF NAPL AND/OR BLEBS IN THE SOIL BORINGS DURING THE SITE CHARACTERIZATION AND REMEDIAL INVESTIGATION. STAINED SOIL OR A SHEEN WERE NOT INCLUDED IN THE MAPPING OF THE EXTENT OF NAPL. THE EXTENT OF NAPL HAS NOT CHANGED FROM THE NYSDEC-APPROVED RI REPORT.
  - TENANT SPACE LOCATIONS SHOWN ARE APPROXIMATE BASED ON INFORMATION OBTAINED BY ARCADIS DURING THE SITE CHARACTERIZATION AND ADDITIONAL INFORMATION PROVIDED BY THE PROPERTY OWNER IN 2015; LOCATIONS WEST OF CVS PHARMACY (#8) ARE NOT SHOWN.
  - THE PROPERTY OWNER DRILLED AND CPT BORING LOCATIONS ARE APPROXIMATE BASED ON A LANGAN DRAWING DATED OCTOBER 15, 2015.



NATIONAL GRID  
 FORMER DANGMAN PARK MGP SITE  
 BROOKLYN, NEW YORK

**PROPOSED  
 MONITORING WELL DECOMMISSIONING**

**ARCADIS** | | FIGURE 1

**DRAFT**

# **ATTACHMENT 1**

**Monitoring Well Construction Details**



Table 2. Monitoring Well Construction Details, Former Dangman Park MGP Site, Brooklyn, New York.

Monitoring Well Designation	Well Diameter (inches)	Screened Interval (ft bls)	Total Depth (ft bls)
MW-1	2	6 - 16	16
MW-2	2	6 - 16	16
MW-3	2	6 - 16	16
MW-4	2	6 - 16	16
MW-5 <sup>1</sup>	2	30 - 40	42
MW-6	2	6 - 16	16
MW-7	2	6 - 16	16
MW-8	2	6 - 16	16
MW-9	2	5 - 15	15
MW-10 <sup>2</sup>	2	90 - 100	103
MW-11 <sup>2</sup>	2	30 - 40	43
MW-12 <sup>2</sup>	2	30 - 40	43
MW-13 <sup>2</sup>	2	75 - 85	88
MW-14 <sup>2</sup>	2	80 - 90	93
MW-15	2	6 - 16	16
MW-16 <sup>2</sup>	2	30 - 40	43
MW-17 <sup>2</sup>	2	85 - 95	98
MW-18 <sup>2</sup>	2	70 - 80	83
MW-19 <sup>2</sup>	2	65 - 75	78
MW-20 <sup>1</sup>	2	80 - 95	97

ft bls Feet below land surface.

Notes:

- 1 Well is constructed with a 2-foot sump at the bottom of the well.
- 2 Well is constructed with a 3-foot sump at the bottom of the well.