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March 9, 2026  
File No. 0211139

New York State Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, New York 12233

Attention: Mr. Erick Bower

Subject: Monitoring Well Decommissioning Work Plan  
3547 Webster Avenue  
NYSDEC Site No. 203165  
Bronx, New York 10467

Dear Mr. Bower:

On behalf of 3547 Webster Tower LLC, H & A of New York Engineering and Geology, LLP (Haley & Aldrich of New York) has prepared this Monitoring Well Decommissioning Work Plan (MWDWP), for the 3547 Webster Avenue Site (New York State Department of Environmental Conservation [NYSDEC] Site No. 203165), located at 3547 Webster Avenue (see Figure 1), Bronx, New York (Site). This MWDWP was prepared at the request of the NYSDEC via email on September 4, 2025, and revised based on a letter received from NYSDEC on December 11, 2025. This MWDWP was prepared in accordance with applicable NYSDEC regulations and guidance, including Division of Environmental Remediation 10 (DER-10), which is entitled "Technical Guidance for Site Investigation and Remediation" and dated May 2010, Commissioner Policy 43 (CP-43): Groundwater Monitoring Well Decommissioning Policy, and with the Order of Consent Index No. 203165-202305.

## Site Description

The Site, identified as Block 3356, Lots 196 and 200 on the New York City tax map, is located in the Norwood/Bainbridge neighborhood of the Bronx, New York. It comprises two adjacent tax lots, totaling approximately 18,700 square feet. The Site is bounded by Woodlawn Cemetery to the north (4199 Webster Avenue); a two-story commercial building to the south (3525 Webster Avenue); Webster Avenue to the east; and a six-story residential building (3540 Decatur Avenue) and vacant land to the west. The Project Locus is shown on Figure 1.

## Previous Monitoring Well Decommissioning Activities

The Site is currently under active construction, and most of the foundation elements have been installed under an Interim Remedial Measures (IRM) Work Plan (IRMWP) dated April 11, 2024, prepared by vEKTor

Consultants (vEktor). Additional remedial action was conducted under a separate IRMWP dated September 29, 2025, prepared by Haley & Aldrich of New York. Prior to the IRM conducted by Haley & Aldrich of New York in 2025, some of the monitoring wells previously installed by vEktor were decommissioned, with NYSDEC approval. The decommissioned monitoring wells were screened over the soil/bedrock interface, which provided a potential vertical migratory pathway for contaminants of concern. Decommissioning records were provided in Appendix E of the IRMWP prepared by Haley & Aldrich of New York, dated September 29, 2025.

## Proposed Monitoring Wells for Decommissioning

Five monitoring wells installed by vEktor, including MW-1, MW-2, MW-6, MW-7, and MW-12, remain at the Site. Similar to the previously decommissioned monitoring wells, these wells are also screened over the soil/bedrock interface, which provides a potential vertical migratory pathway for contaminants of concern. To prevent the potential for vertical migration of contamination, Haley & Aldrich of New York proposes to decommission MW-1, MW-2, MW-6, and MW-12. Due to concentrations of trichloroethene in groundwater samples previously collected from MW-7, this well will remain intact and be flush-mounted in accordance with protocols established in the IRMWP. In addition to converting MW-7 to a flush-mounted well, it will be included in the Q1 2026 groundwater sampling event. Locations of the monitoring wells proposed for decommissioning are provided in Figure 2.

Similar to previously decommissioned wells, the monitoring wells have stick-up well protection. These protectors will be removed, and the wells will be cut down to grade. The wells will be grouted-in-place to seal the well casings from the bottom of each well to grade. Once grouted-in-place, the surface of each well will be restored with concrete to the same thickness as the surrounding area. Monitoring wells will be commissioned in accordance with CP-43 and documented in a Well Decommissioning Record (Attachment A). A professional certification page in accordance with DER-10 Section 1.5(b)1 is included as Attachment B. Completed decommissioning records will be provided to NYSDEC.

Should you have any questions, please do not hesitate to contact us.

Sincerely yours,

**H & A OF NEW YORK ENGINEERING AND GEOLOGY, LLP**



Matthew Forshay, P.E.  
Assistant Project Manager



Matthew Levy  
Senior Project Manager

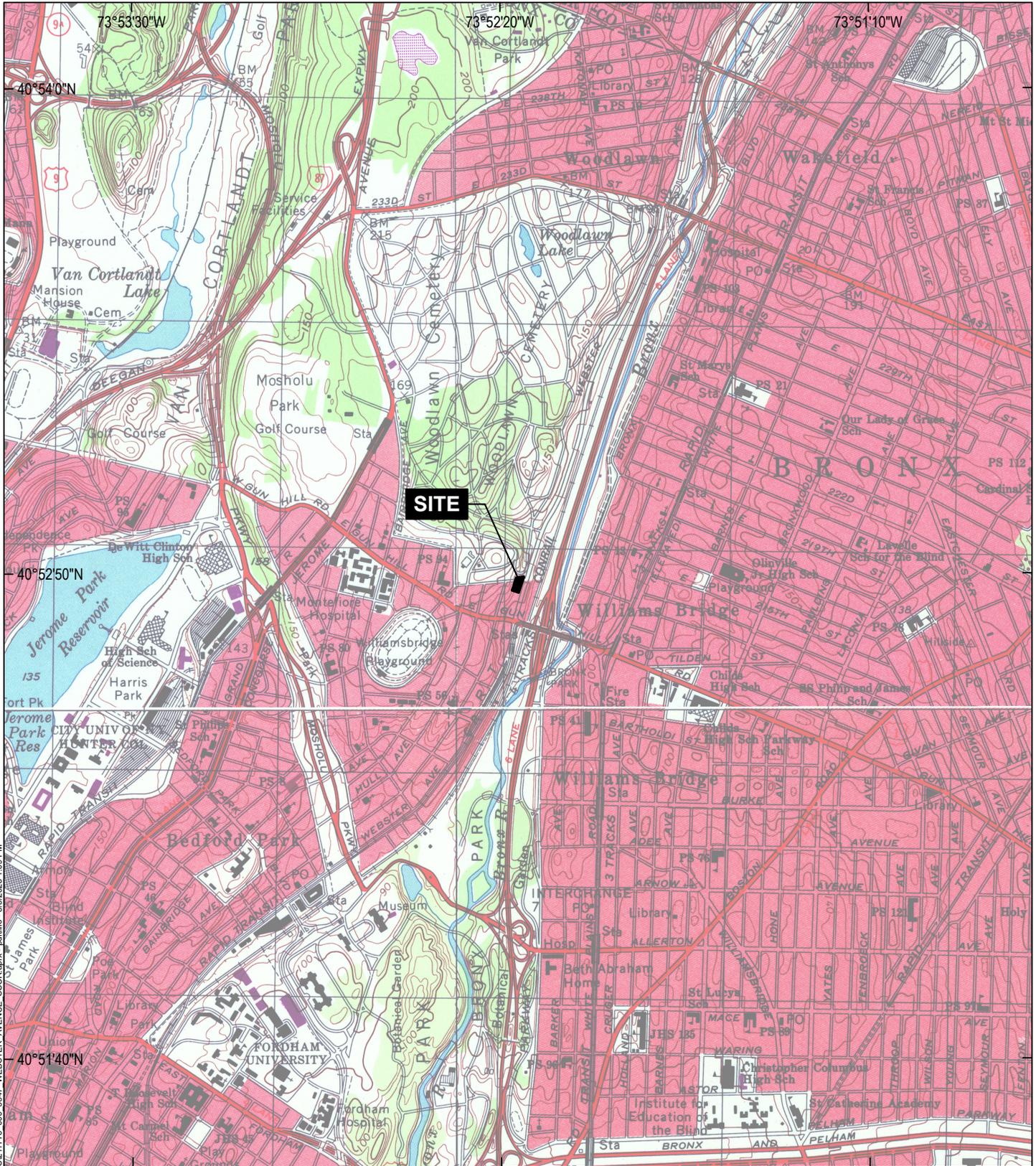


Suzanne M. Bell, P.E.  
Senior Associate

### Attachments:

- Figure 1 – Project Locus
- Figure 2 – Groundwater Monitoring Well Location Map
- Attachment A – Well Decommissioning Record
- Attachment B – Professional Engineer Certification

## FIGURES



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MAP SOURCE: ESRI  
 SITE COORDINATES: 40°52'48"N, 73°52'17"W

**HALEY  
 ALDRICH**

3547 WEBSTER AVENUE  
 BRONX, NEW YORK

**PROJECT LOCUS**

APPROXIMATE SCALE: 1 IN = 2000 FT  
 SEPTEMBER 2025

**FIGURE 1**

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**DECOMMISSION**

- MW-1
- MW-2
- MW-6
- MW-12

Multiple wells to be decommissioned are stickups. need to be flush mounted with concrete parking area

**FLUSH MOUNT**

- MW-7 (currently stick up with 1'x1' stick up)
- MW-9 cluster
- MW 14 cluster
- MW-16 cluster
- MW-17 cluster

13 total wells. some have vault covers in-tact. some will need replacing. all have 1'x1' box outs

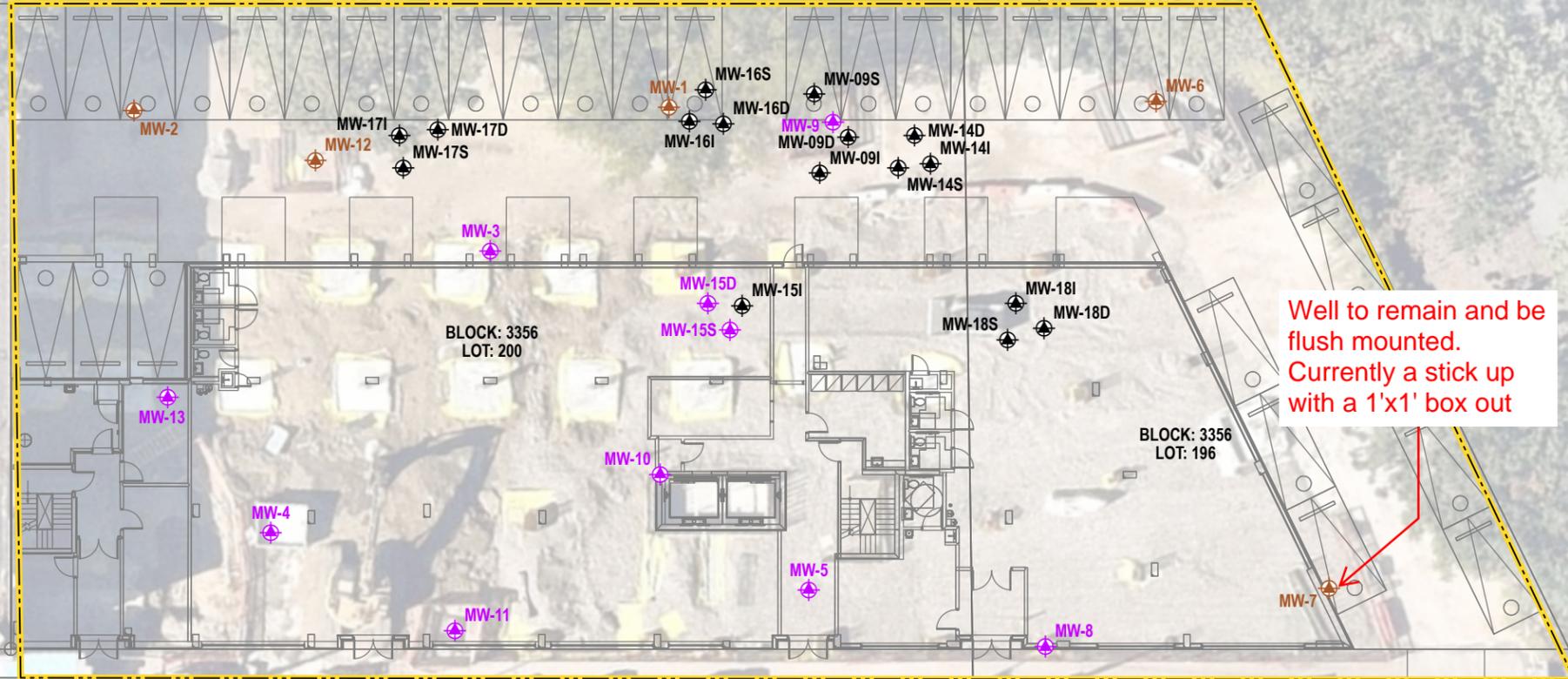
**LEGEND**

- EXISTING MONITORING WELL TO REMAIN
- MONITORING WELL PROPOSED TO BE DECOMMISSIONED
- DECOMMISSIONED MONITORING WELL
- SITE BOUNDARY
- PARCEL BOUNDARY

**NOTES**

- ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
- DEFINITIONS:  
FT BGS = FEET BELOW GROUND SURFACE  
S = SHALLOW (6-15 FT BGS)  
I = INTERMEDIATE (19-34 FT BGS)  
D = DEEP (34-44 FT BGS)
- FLOORPLAN DATA SOURCE: B CONTRACTORS GROUP LLC
- HISTORICAL SAMPLE LOCATION DATA SOURCE: VEKTOR CONSULTANTS, 2024
- ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION
- AERIAL IMAGERY SOURCE: NEARMAP, 4 OCTOBER 2024

Well to remain and be flush mounted. Currently a stick up with a 1'x1' box out



3547 WEBSTER AVENUE  
BRONX, NEW YORK

**GROUNDWATER MONITORING  
WELL LOCATION MAP**

OCTOBER 2025

FIGURE 2

**ATTACHMENT A**  
**Well Decommissioning Record**

# WELL DECOMMISSIONING RECORD

Site Name: 3547 Webster Avenue	Well I.D.:
Site Location: 3547 Webster Avenue, Bronx, NY	Driller:
Drilling Co.:	Inspector:
	Date:

DECOMMISSIONING DATA (Fill in all that apply)	WELL SCHEMATIC*
<p><b><u>OVERDRILLING</u></b></p> <p>Interval Drilled <input style="width: 100%;" type="text"/></p> <p>Drilling Method(s) <input style="width: 100%;" type="text"/></p> <p>Borehole Dia. (in.) <input style="width: 100%;" type="text"/></p> <p>Temporary Casing Installed? (y/n) <input style="width: 100%;" type="text"/></p> <p>Depth temporary casing installed <input style="width: 100%;" type="text"/></p> <p>Casing type/dia. (in.) <input style="width: 100%;" type="text"/></p> <p>Method of installing <input style="width: 100%;" type="text"/></p> <p><b><u>CASING PULLING</u></b></p> <p>Method employed <input style="width: 100%;" type="text"/></p> <p>Casing retrieved (feet) <input style="width: 100%;" type="text"/></p> <p>Casing type/dia. (in) <input style="width: 100%;" type="text"/></p> <p><b><u>CASING PERFORATING</u></b></p> <p>Equipment used <input style="width: 100%;" type="text"/></p> <p>Number of perforations/foot <input style="width: 100%;" type="text"/></p> <p>Size of perforations <input style="width: 100%;" type="text"/></p> <p>Interval perforated <input style="width: 100%;" type="text"/></p> <p><b><u>GROUTING</u></b></p> <p>Interval grouted (FBLs) <input style="width: 100%;" type="text"/></p> <p># of batches prepared <input style="width: 100%;" type="text"/></p> <p>For each batch record:</p> <p>Quantity of water used (gal.) <input style="width: 100%;" type="text"/></p> <p>Quantity of cement used (lbs.) <input style="width: 100%;" type="text"/></p> <p>Cement type <input style="width: 100%;" type="text"/></p> <p>Quantity of bentonite used (lbs.) <input style="width: 100%;" type="text"/></p> <p>Quantity of calcium chloride used (lbs.) <input style="width: 100%;" type="text"/></p> <p>Volume of grout prepared (gal.) <input style="width: 100%;" type="text"/></p> <p>Volume of grout used (gal.) <input style="width: 100%;" type="text"/></p>	<p>Depth (feet)</p>

<b>COMMENTS:</b>

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

Drilling Contractor \_\_\_\_\_

Department Representative \_\_\_\_\_

**ATTACHMENT B**  
**Professional Engineer Certification**

## **Certification**

*I, Suzanne M. Bell, certify that I am currently a New York State (NYS)-registered professional engineer and that this Monitoring Well Decommissioning Work Plan was prepared in accordance with all statutes and regulations and in substantial conformance with the Division of Environmental Remediation Technical Guidance for Site Investigation and Remediation (DER-10) and Green Remediation (DER-31).*

I certify that all information and statements in this certification are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.



March 9, 2026

A handwritten signature in black ink, appearing to read "S Bell", written over a horizontal line.

NYS Professional Engineer No. 106301

Date

Signature

It is a violation of Article 145 of New York State Education Law for any person to alter this document in any way without the express written verification of adoption by any New York State-licensed engineer in accordance with Section 7209(2), Article 145, New York State Education Law.