



Principals

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December 5, 2025 *via email: greta.kowalski @dec.ny.gov*

Ms. Greta Kowalski, P.G., Project Manager
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233

**RE: Supplemental Groundwater Remedial Investigation Work Plan
Grand Union Hotel Bowling Alley Site
146 Westchester Avenue
Port Chester, New York 10573
NYSDEC BCP Site #C360222
SESI Project No. Project #11895A**

Dear Ms. Kowalski:

SESI has received the November 25, 2025 letter outlining the NYSDEC comments to the Supplemental Groundwater Remedial Investigation Work Plan (SGRIWP) for the Grand Union Hotel Bowling Alley Site. SESI has addressed the comments and documented our responses in red below.

1. Table 1: borehole diameter should be of sufficient size to allow the passage of the tremie pipe to be used for well grout placement, as well as free passage of filter sands or bentonite pellets dropped through the auger or casing. In general, 4-1/4" inside diameter augers should be the minimum size used for placement of 2" nominal diameter casing.

Per discussions with the drillers, a 4-inch air hammer is the most proper for the field conditions and they confirmed that with this diameter they can fit the tremie pipe required for placing grout, filter sand, and bentonite pellets outside the of the well casing.

2. Section 2, seventh bullet: indicate the given quantities of cement, bentonite and water are estimated and actual amounts will be based on field requirements.

The weights provided represent the mix ratio rather than anticipated quantities, which may have caused some confusion. The actual quantities will be based on field consumption in accordance with the specified ratio.

Where neat cement grouts are to be used, the bentonite pellets should be hydrated for eight (8) hours, or the manufacturer's recommended hydration time, whichever is greater.

For this reason, monitoring wells should be double-cased to avoid cross-contamination between aquifers during installation.

The SGRIWP is revised to specify double casing during monitoring well installation.

3. Section 2, 11th bullet: include MW-14 during the post-installation sampling event.

Added.

4. Note, if newly installed on-site monitoring wells are impacted above standards at the deepest depth intervals, then vertical on-site delineation will not have been satisfied by this effort.

We will evaluate vertical delineation if the deepest on-Site wells are still impacted. Additional field work will be proposed as necessary under separate cover.

Sincerely,

SESI CONSULTING ENGINEERS



Andrew Schweitzer, PE
Senior Project Engineer

Attachments:

December 2025 Revised Supplemental Groundwater Remedial Investigation Work Plan



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Grand Union Hotel Bowling Alley Site
146 Westchester Avenue
Port Chester, New York 10573
NYSDEC BCP Site #C360222
SESI Project No. Project #11895A**

Dear Ms. Kowalski:

On behalf of Port Chester OZ Fund III QOZB, LLC (the Volunteer), SESI Consulting Engineers (SESI) has prepared this letter to request approval for proposed supplemental groundwater remedial investigation activities at the property located at 146 Westchester Avenue, Port Chester, Westchester County, New York (the "Site"). The Site is identified as New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Site No. C360222. This work plan is prepared to complete the required groundwater investigation of the on-Site bedrock aquifer in response to comment 12 in the Remedial Investigation Report (RIR) – Comments issued by NYSDEC on June 12, 2025.

1. RATIONALE OF THE APPROACH

As documented in the April 2025 revised RIR, on-site groundwater investigation was advanced to an approximate elevation of -30 ft amsl through the installation of bedrock wells MW-11DD, MW-12DD, and MW-13DD. CVOC impacts were observed at these intervals. (**Fig-1**)

In February 2025, monitoring well MW-14 was installed along the sidewalk of Westchester Avenue to a depth of 200 ft bgs (approximately EL. -170 ft amsl) and screened from 180 to 200 ft bgs (approximately EL. -150 to -170 ft amsl) to complete the vertical delineation. MW-14 was installed at the downgradient and down-dip location of the on Site contamination and sampled for VOCs, SVOCs, metals, and PFAS. Results indicate minimal impacts, confirming the vertical extent of impacts has been delineated. Accordingly, this work plan has been prepared to further evaluate on-site groundwater conditions between EL. -10 ft and EL. -120 ft amsl.

In July 2025, monitoring well MW-13R was installed at the approximate former location of MW-13 to a depth of 55 ft bgs (approximately EL. -26 ft amsl) with a 10 feet screen. A sample has not been collected from MW-13R.

SESI proposes to install three (3) bedrock well clusters (seven [7] wells total) at the Site (**Fig-2**) to complete the investigation of the VOCs, SVOCs, TAL metals, and PFAS in groundwater at the above-described interval. The well clusters will be placed to further the characterization of bedrock conditions in three locations and between elevation -10 and -120 amsl. The three well clusters have been based on communications with the NYSDEC. Well specifications are presented in **Table 1**.

The proposed scope of work is described in detail in the following section.

2. PROPOSED SCOPE OF WORK

Proposed well specifications are summarized in **Table 1** below:

Table 1: Proposed Monitoring Well Specifications

Name	Well Dia (in)	Borehole Dia (in)	Slab EL. (ft)	Bottom EL. (ft amsl)	Total Depth (ft. bgs)	Screen length (ft)
MW-15	2	4	33	-57	90	15
MW-16	2	4	33	-117	150	15
MW-17	2	4	29	-26	55	15
MW-18	2	4	29	-61	90	15
MW-19	2	4	29	-121	150	15
MW-20	2	4	29	-61	90	15
MW-21	2	4	29	-121	150	15

The proposed bedrock wells will be installed and sampled using the following methodology.

- Boreholes will both be drilled through the building slab that is poured directly over the bedrock surface.
- Double-cased air rotary drilling will be used to advance boreholes into the bedrock to the bottom depths specified in **Table 1** above while preventing cross-contamination during drilling.
- A 4-inch borehole diameter will be used to accommodate the tremie pipe required for placing grout, filter sand, and bentonite pellets. The 4-inch diameter also accounts for the limited overhead clearance (approximately 11 feet), which restricts the ability to drill larger-diameter boreholes.
- Monitoring wells will then be constructed with 15 feet of 2" PVC screen at the bottom of the borehole;
- Solid 2-inch schedule 40 PVC risers will be installed from the top of the screen to ground surface.
- #2 Sand will be placed in the annular space around the well screen from the bottom of screen to one (1) foot above the top of screen to protect the screen from intrusion of bentonite or grout;

- At least two (2) feet of bentonite seal will be placed in the annular space around the well from above the sand pack. Where neat cement grouts are to be used, the bentonite pellets will be hydrated for a minimum of eight (8) hours.
- As the outer casing is being pulled up, the annulus will be sealed with grout mixture at a ratio of 94 lbs Portland cement mixed with 7 lbs of bentonite and 7 gallons of water. Actual amounts will be based on field requirements.
- The wells will be subsequently completed with flush mount casing; Well construction is illustrated on **Fig-3**.
- Once the grout cures for at least 24 hours, the wells will be developed in accordance with ASTM D5521. Monitoring wells will be developed until the monitoring well has reached equilibrium and turbidity of the purge water is measured to 50 nephelometric turbidity units (NTUs) or less;
- Any waste, including development/purge water and drill cuttings, will be managed in accordance with the June 2022 Remedial Investigation Workplan (RIWP).
- After at least 72 hours after well development, all new wells plus MW-13R and MW-14 will be sampled for the analysis of VOCs, SVOCs, TAL Metals, and PFAS using the low flow technique as described in the June 2022 RIWP.
- Work proposed in this supplemental RIWP will be performed in accordance with the Quality Assurance Project Plan (QAPP) included in the NYSDEC approved June 2022 RIWP.
- Work proposed in this supplemental RIWP will be performed in accordance with the Health and Safety Plan (HASP) included in the NYSDEC approved June 2022 RIWP.
- Work proposed in this supplemental RIWP will be performed in accordance with the Community Air Monitoring Plan (CAMP) included in the NYSDEC approved June 2022 RIWP.

We respectfully request concurrence with the proposed investigative activities before initiating the additional groundwater RI work described herein.

Should you have any questions about the enclosed, please do not hesitate to contact me at 201.452.2735.

Sincerely,

SESI CONSULTING ENGINEERS



Andrew Schweitzer, PE
Senior Project Engineer

Attachments:

Figures:

Fig-1 Groundwater Sample Results Plan
Fig-2 Proposed Monitoring Well Location Plan
Fig-3 Proposed Well Construction

FIGURES

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GEOTECHNICAL | ENVIRONMENTAL | SITE CIVIL

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REMEDIATION INVESTIGATION REPORT 146 WESTCHESTER AVENUE PORT CHESTER, NEW YORK 10573

project:

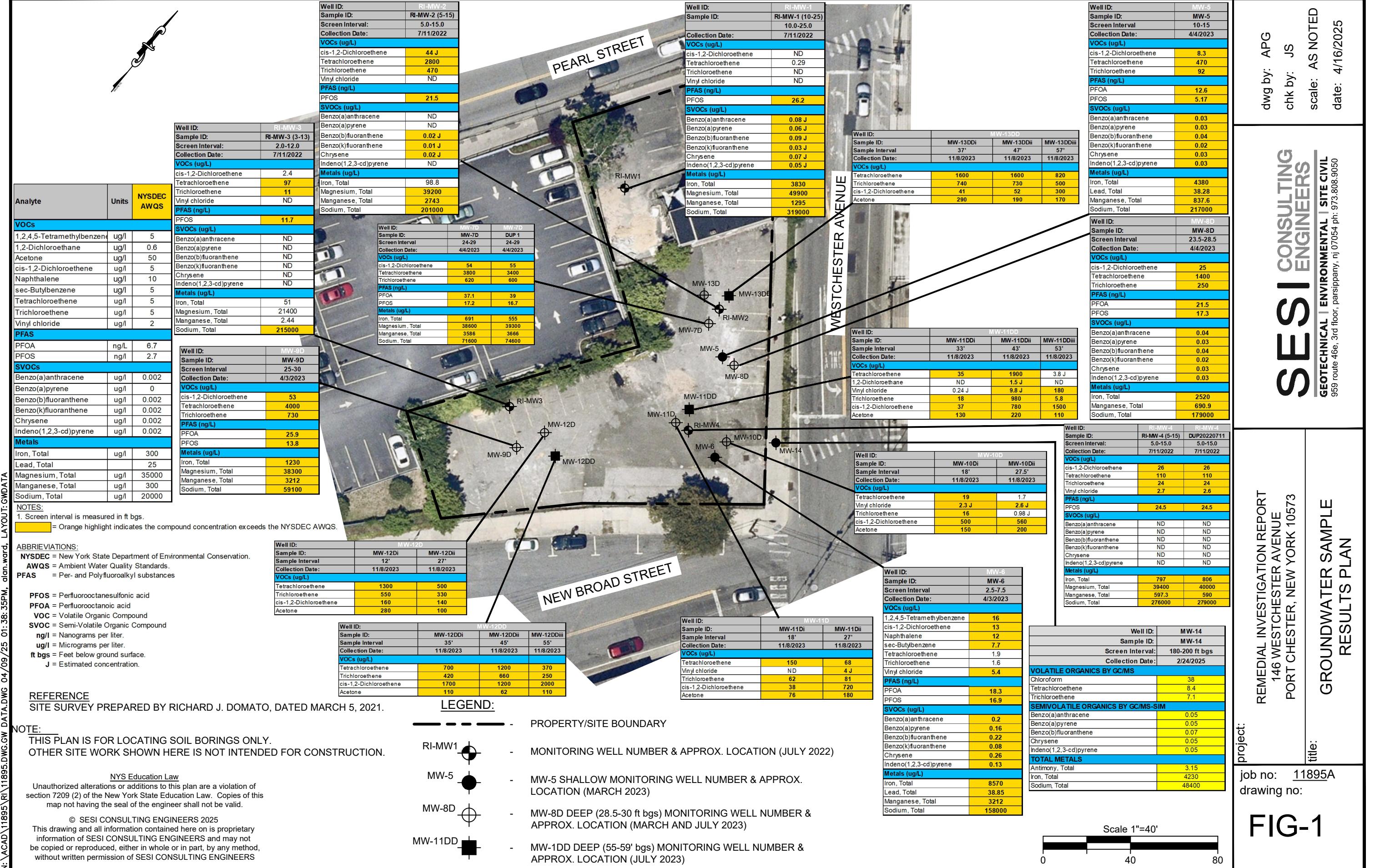
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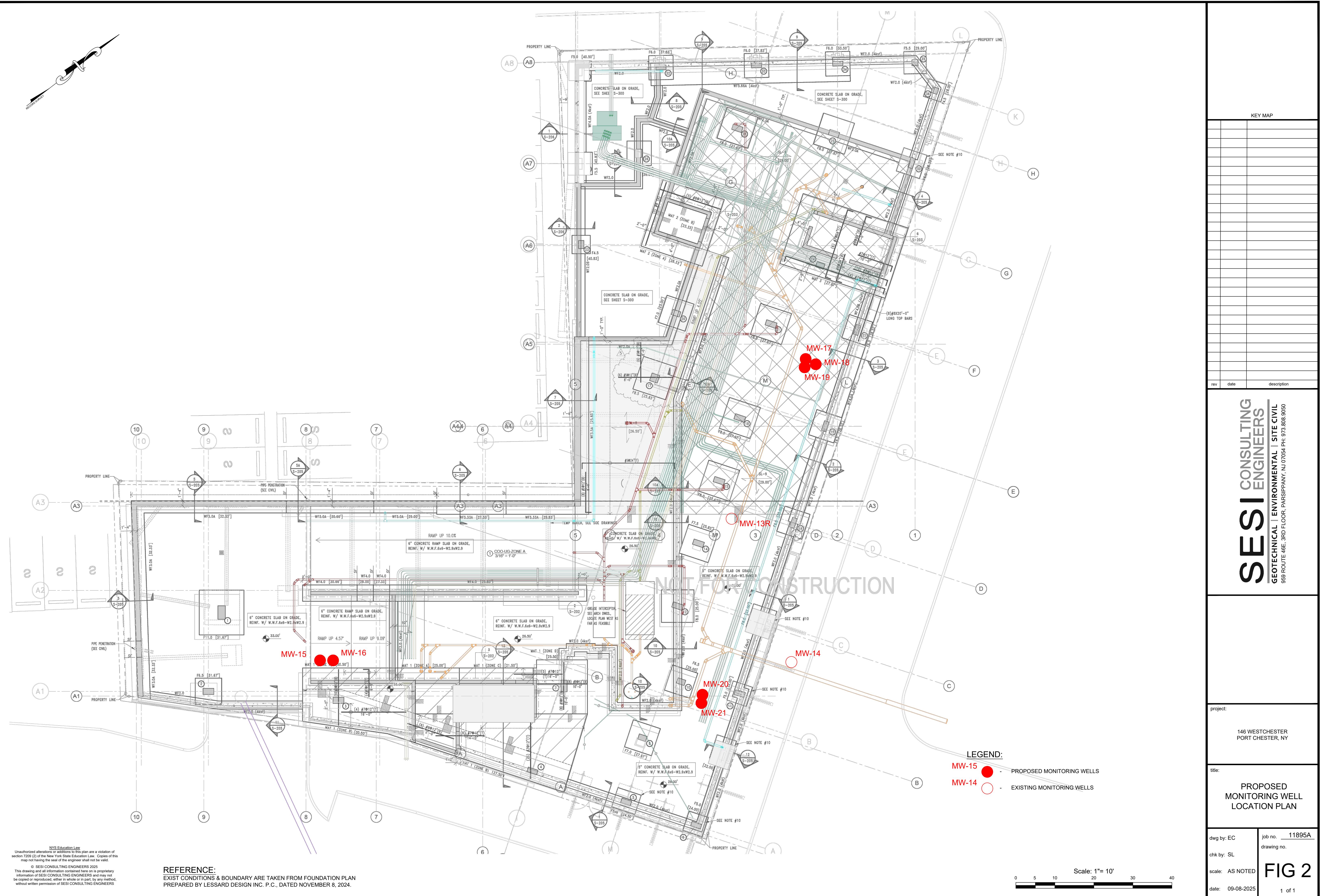
GROUNDWATER SAMPLE RESULTS PLAN

job no: 11895A
drawing no:

FIG-1

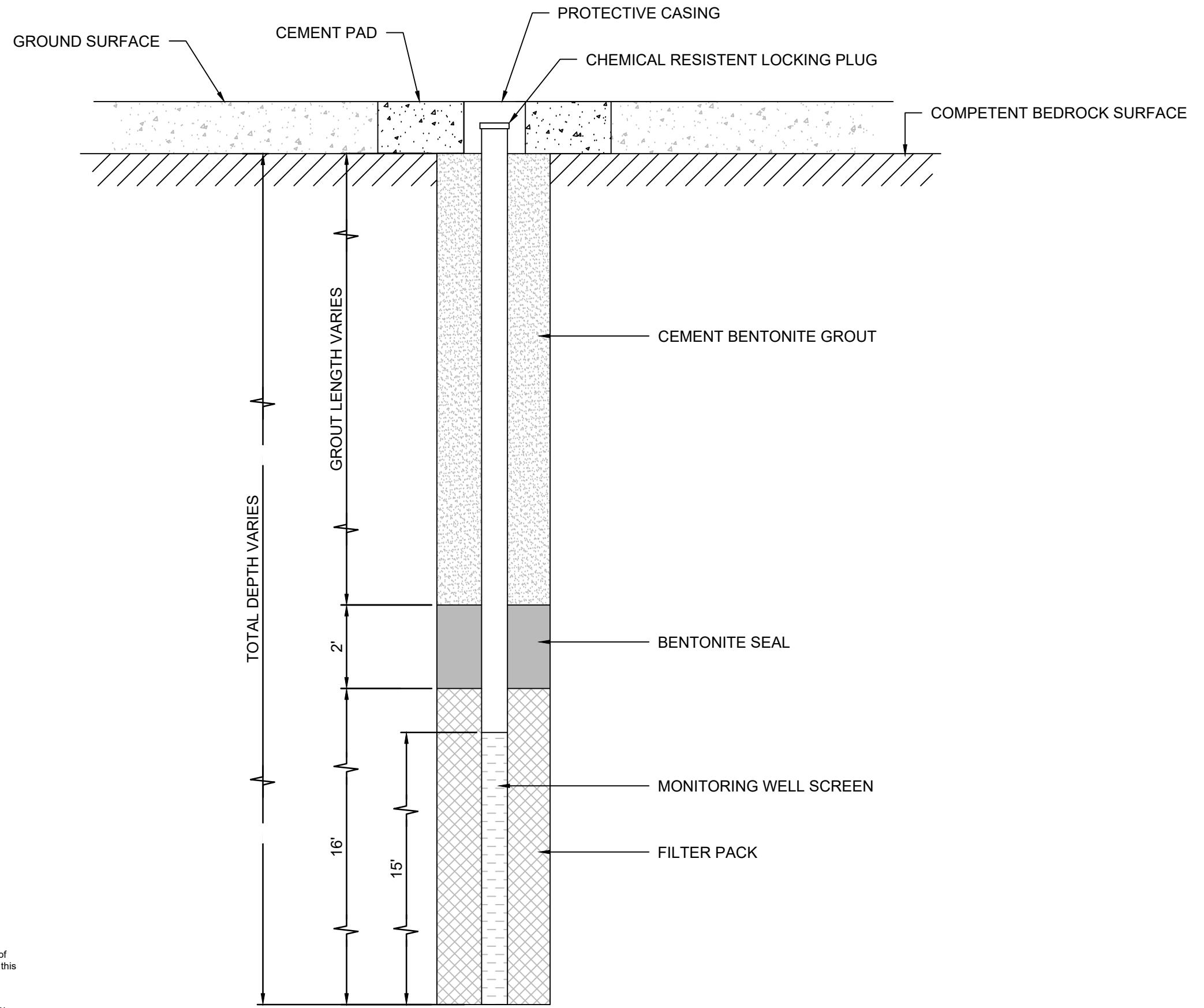
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chk by: JS
scale: AS NOTED
date: 4/16/2025





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job no: 11895A
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FIG 3

1 OF 1

dwg by: AW
chk by: SL
scale: N.T.S.
date: 07/15/2024

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project: 140,148-150 WESTCHESTER AVENUE
PARCEL #142,30-2-65
PORT CHESTER, WESTCHESTER COUNTY,
NEW YORK 10573
BCP SITE No. C360222
title: MW-14 PROPOSED
MONITORING WELL SCHEMATIC