

Monthly Progress Report No. 1

266-270 West 96th Street
Manhattan, New York
Block 1243, Lots 57, 59 and 60
Brownfield Cleanup Program Site #: C231133
Reporting Period: October 1 through October 31, 2020

1. Introduction

In accordance with the reporting requirements of the Brownfield Cleanup Agreement (BCA) for the above-referenced site, Langan Engineering, Environmental, Surveying, Landscape Architecture, and Geology D.P.C. (Langan) prepared this progress report on behalf of 266 West 96th Street Associates LLC to summarize the work performed at 266-270 West 96th Street, Manhattan, New York (the site) from October 1 through October 31, 2020. The BCA was executed on June 10, 2019.

The site is located in the Upper West Side neighborhood of Manhattan and occupies the Manhattan Borough Tax Lots 57, 59 and 60 on Block 1243. The site occupies a footprint of 10,700 square feet (0.24 acres), and is bound by West 96th Street to the north; a two-story commercial building followed by Broadway to the east; a six-story residential building and a 15-story institutional buildings followed by West 95th Street to the south; and 16- and 13-story residential buildings following by West End Avenue to the west. A Site Location Map is provided as Figure 1.

Lot 57 is improved with a vacant three-story building with a full cellar level that most recently operated as a power substation for the New York City Metro Transit Authority (MTA). Lots 59 and 60 are improved with two-story commercial buildings with full cellars and exterior patio spaces operated by the Salvation Army and National Association for the Advancement of Colored People (NAACP), respectively. Historical operations at the site include a power substation (Lot 57) and a drycleaning facility (Lot 60). A site plan is provided as Figure 2.

A June 2018 subsurface investigation conducted by Langan conducted indicated the presence of semivolatile organic compounds (SVOCs), pesticides and metals impacts to soil and VOC impacts to soil vapor beneath the site. The impacts are likely related to the historical on-site use. The NYSDEC approved a Remedial Investigation Work Plan (RIWP) in December 2019.

2. Investigation or Remedial Actions Relative to the Site during this Reporting Period

The Remedial Investigation (RI) commenced on October 29, 2020. The RI was conducted in general accordance with the December 2019 RIWP. The following RI activities have been completed to date:

- Three soil borings (SB15, SB16 and SB17) were advanced on Lot 57. Borings were advanced to bedrock, about 2 to 5.5 feet below cellar grade (about 13 to 16.5 feet below sidewalk grade ([bsg])). Five soil samples were collected.
- Two groundwater bedrock monitoring wells, MW17 and MW22, were installed and developed.
- Three sub-slab vapor points were installed to two inches beneath the cellar slab and three sub-slab vapor/co-located indoor air sample sets (SSV10/IA10, SSV11/IA11 and SSV12/IA12) were collected.

Air monitoring was performed per the community air monitoring plan (CAMP) during each day of work. Recorded 15-minute time-weighted average concentrations of VOCs and particulate matter (PM10) in ambient air did not exceed their respective action levels.

3. Actions Relative to the Site Anticipated for the Next Reporting Period

Remedial investigation, data reduction and reporting will proceed through November 2019.

4. Approved Activity Modifications (changes of work scope and/or schedule)

None.

5. Results of Sampling, Testing and Other Relevant Data

Field observations and analytical findings will be reported in the forthcoming Remedial Investigation Report (RIR).

6. Deliverables Submitted during this Reporting Period

None.

7. Information Regarding Percentage of Completion

This BCP project is 5% complete.

8. Unresolved Delays Encountered or Anticipated That May Affect the Schedule and Mitigation Efforts

None.

9. Citizen Participation (CP) Plan Activities during this Reporting Period

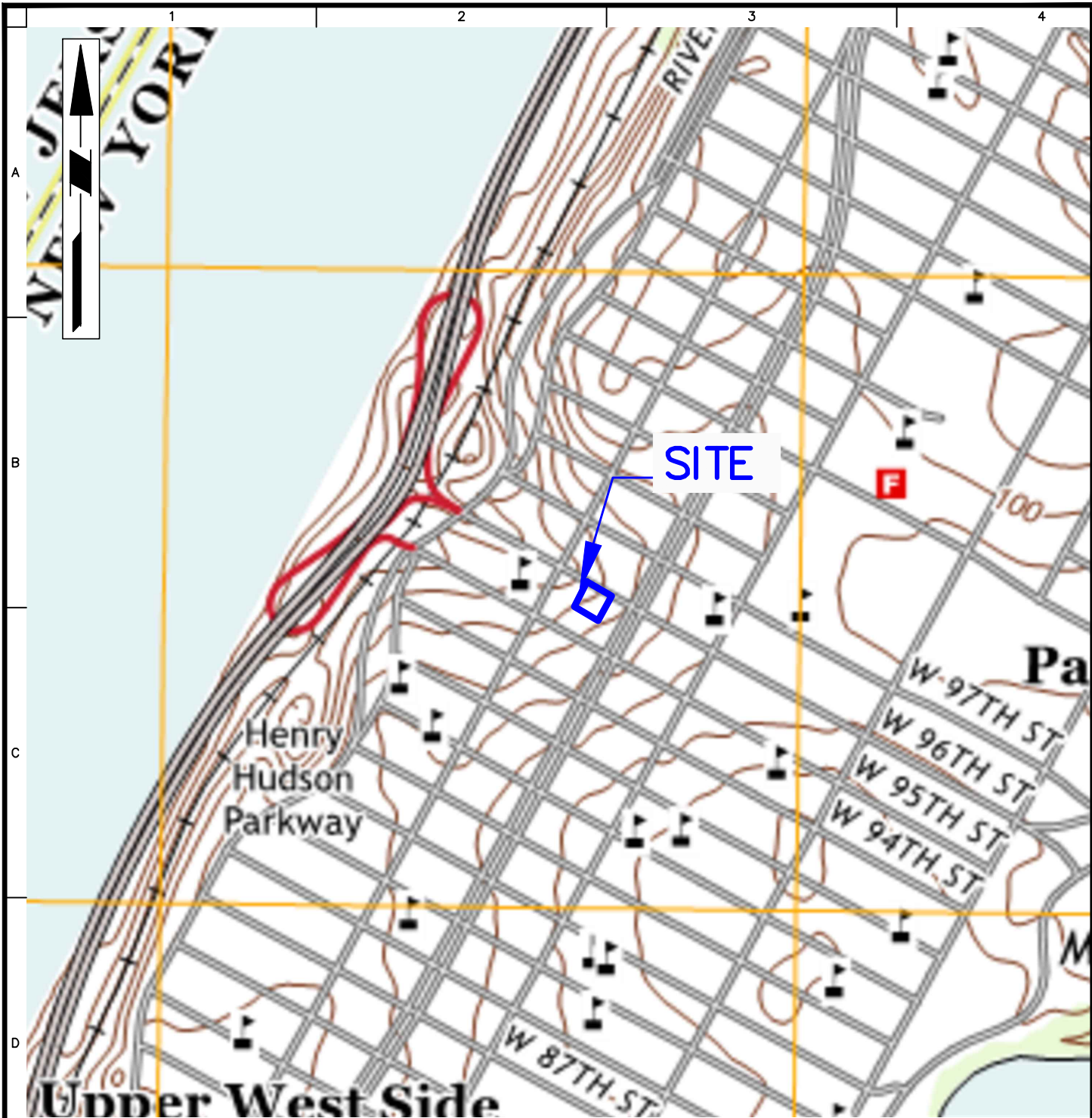
None.

10. Activities Anticipated in Support of the CP Plan for the Next Reporting Period:

None.

11. Miscellaneous Information

None.



BASEMAP SOURCE: UNITED STATES GEOLOGICAL SURVEY 7.5 MINUTE TOPOGRAPHIC MAPS FOR THE CENTRAL PARK QUADRANGLE, DATED 2016.

APPROXIMATE SITE BOUNDARY

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

LANGAN

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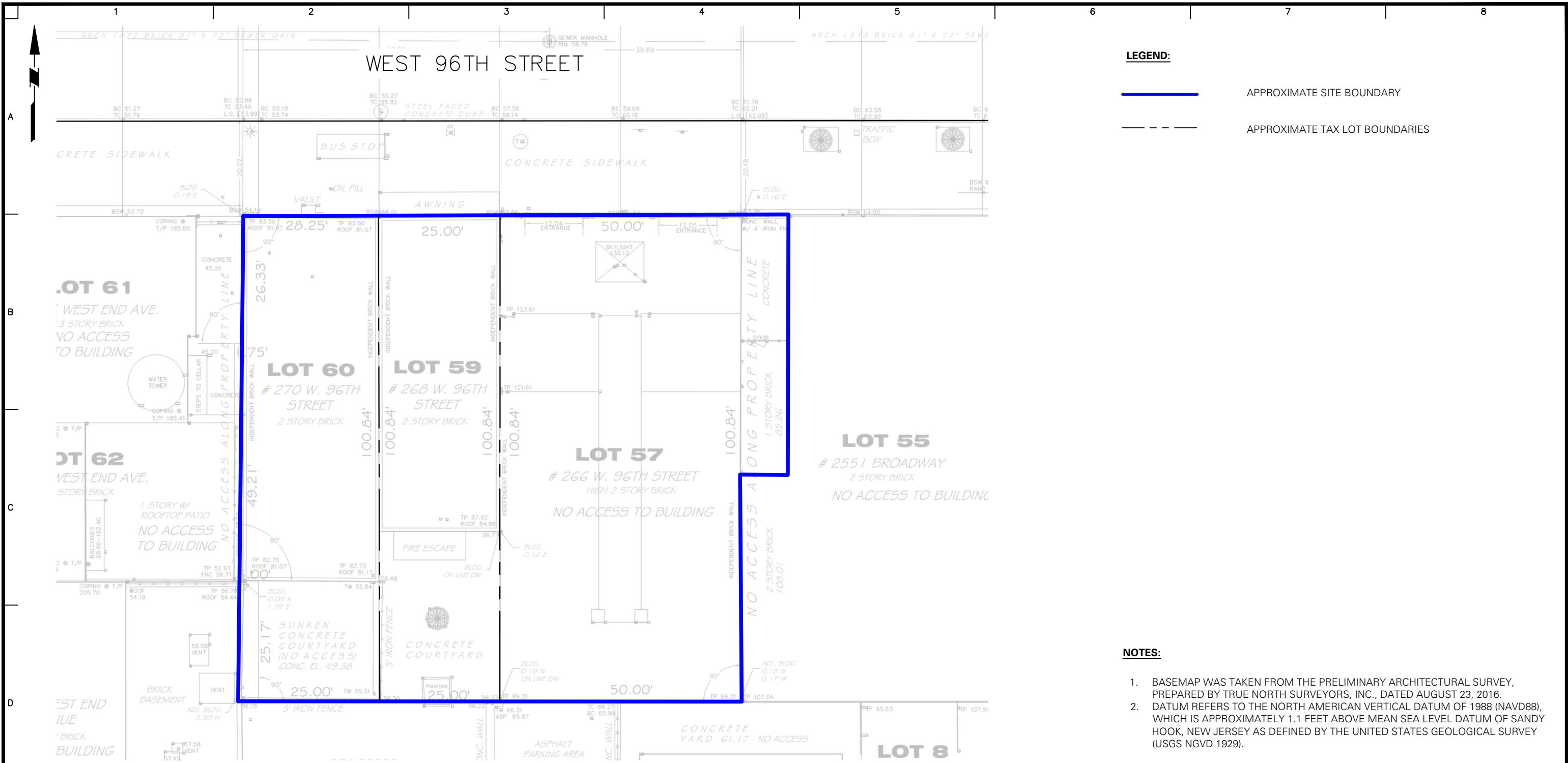
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Project
266-270 WEST 96TH STREET
BLOCK 56,
LOT 1243, LOT NOS. 57, 59, AND 60
NEW YORK NEW YORK

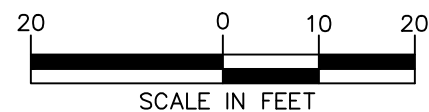
Drawing Title
SITE LOCATION MAP

Project No.
170432001
Date
07/17/2019
Drawn By
JFY
Checked By
KDC

Drawing No.
1
Sheet 1 of 6



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 Collectively known as Langan

Project
266-270 WEST 96TH STREET

BLOCK 1243, LOTS 57, 59 AND 60

NEW YORK

NEW YORK

Figure Title
SITE PLAN

Project No. 170432001	Figure No. 2
Date 09/03/2019	
Scale 1"=30'	
Drawn By JFY	
Checked By KD	Sheet 2 of 6
Submission Date	

Figure No.
2

Sheet 2 of 6