

Monthly Progress Report No. 2

266-270 West 96th Street
Manhattan, New York
Block 1243, Lots 57, 59 and 60
Brownfield Cleanup Program Site #: C231133
Reporting Period: November 1 through November 30, 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 November 1 through November 30, 2020. The BCA was executed on June 10, 2019.

The site is located in the Upper West Side neighborhood of Manhattan and occupies 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 dry cleaning facility (Lot 60). A site plan is provided as Figure 2.

A June 2018 subsurface investigation conducted by Langan indicated the presence of semivolatile organic compounds (SVOCs), pesticides and metals impacts to soil and VOC impacts to soil vapor beneath the site. 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:

- Twelve soil borings (SB09 through SB14, SB18 through SB21, SB23 and SB24) were advanced on Lots 57, 59 and 60. Borings were advanced to bedrock, which was encountered at depths ranging from about 8 to 18 feet below sidewalk grade (bsg). Twenty-one soil samples were collected.
- Two groundwater bedrock monitoring wells, MW11 and MW12, were installed on Lots 60 and 59, respectively, and developed.
- Groundwater samples were collected from bedrock monitoring wells MW17 and MW22 located on Lot 57.

- Two sub-slab vapor points were installed to two inches beneath the cellar slab and three sub-slab vapor/co-located indoor air sample sets (SSV08/IA08 and SSV09/IA09) were collected.
- One soil vapor sample point (SV07) located in the courtyard of the Lot 60 building was installed to about 9.5 feet bsg and one soil vapor sample was collected.
- Ambient air sample (AA11) was collected concurrently with SS09/IA09 and SV07.

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

Continued implementation of the Remedial investigation, data reduction and reporting will proceed through December 2020.

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

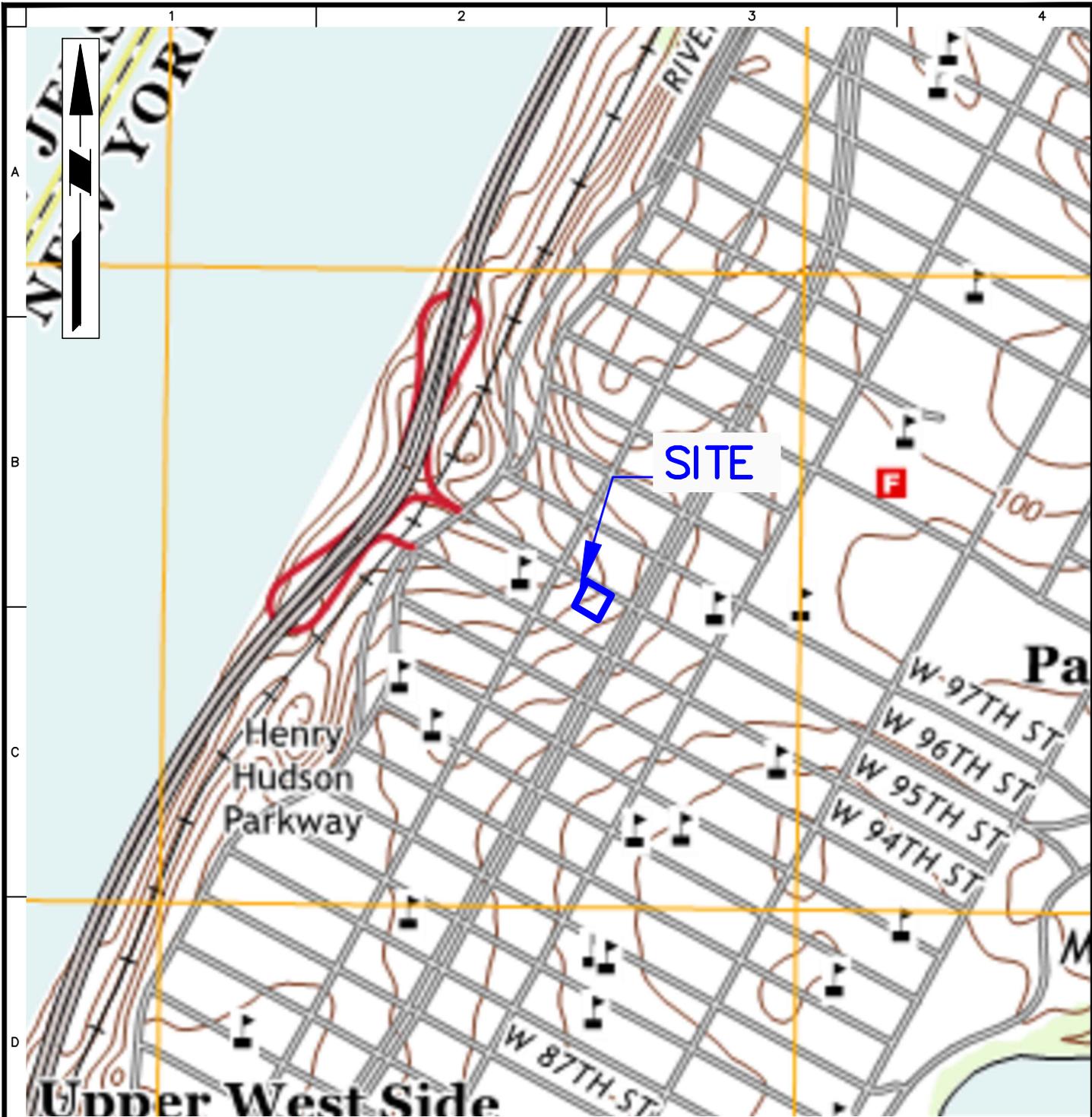
None.

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

Langan Engineering, Environmental, Surveying,
Landscape Architecture and Geology, D.P.C.
21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001

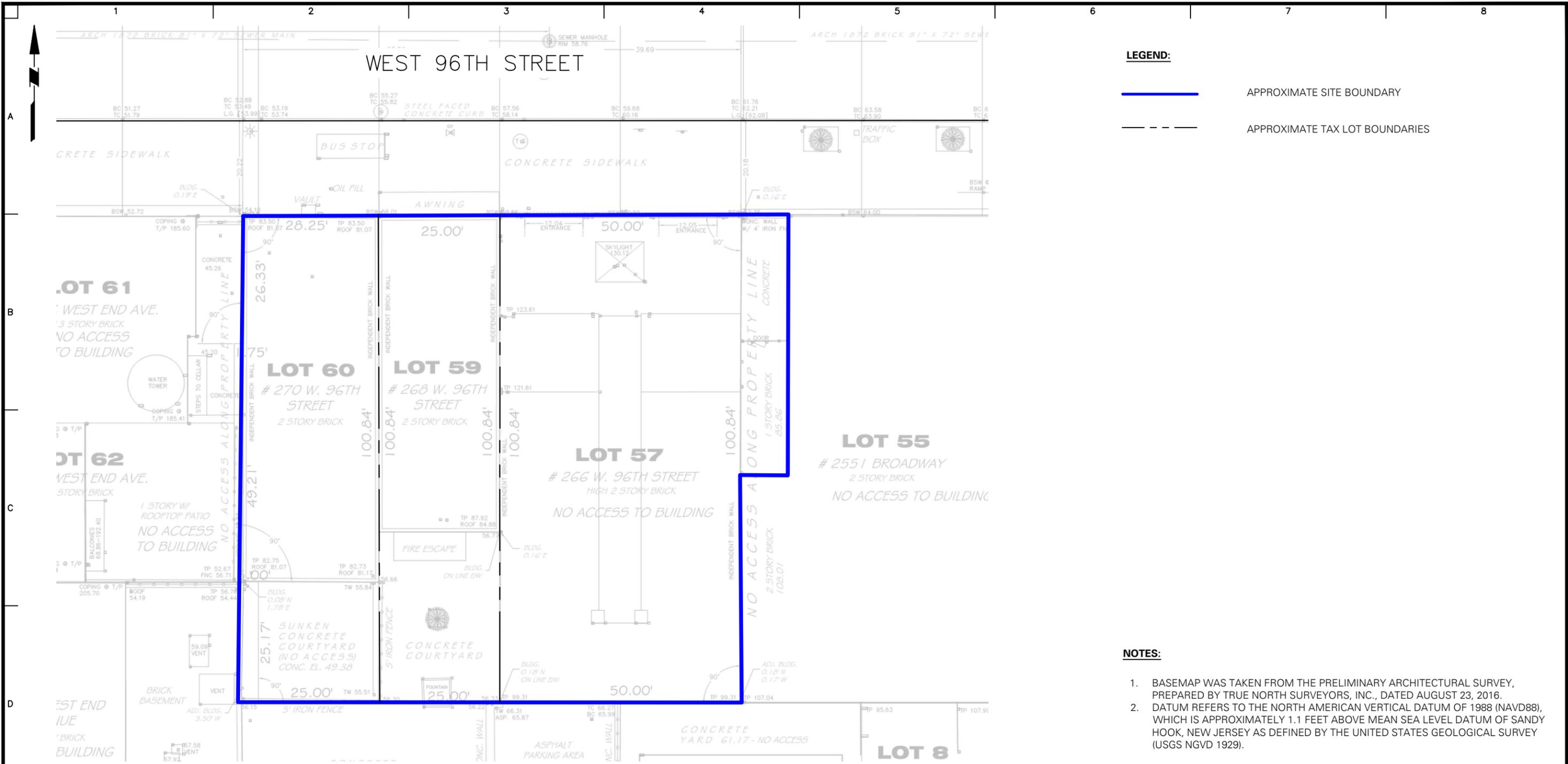
T: 212.479.5400 F: 212.479.5444 www.langan.com

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



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

21 Penn Plaza, 360 West 31st Street, 8th Floor
 New York, NY 10001
 T: 212.479.5400 F: 212.479.5444 www.langan.com
 Langan Engineering, Environmental, Surveying and
 Landscape Architecture, D.P.C. S.A.
 Langan Engineering, Environmental, Surveying,
 Landscape Architecture, and Geology D.P.C.
 Langan Engineering and Environmental Services, Inc.
 Langan CT, Inc.
 Langan International LLC
 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	