

Monthly Progress Report No. 3
266-270 West 96th Street
Manhattan, New York
Block 1243, Lots 57, 59 and 60
Brownfield Cleanup Program Site #: C231133
Reporting Period: December 1 through December 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 December 1 through December 31, 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) was implemented between October 29, 2020 and December 4, 2020. The RI was conducted in general accordance with the December 2019 RIWP. The following RI activities were completed during this reporting period:

- Groundwater samples were collected from bedrock monitoring wells MW11 and MW12 located on Lot 60 and 59, respectively.

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

Data reduction and reporting will proceed through January 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 10% 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

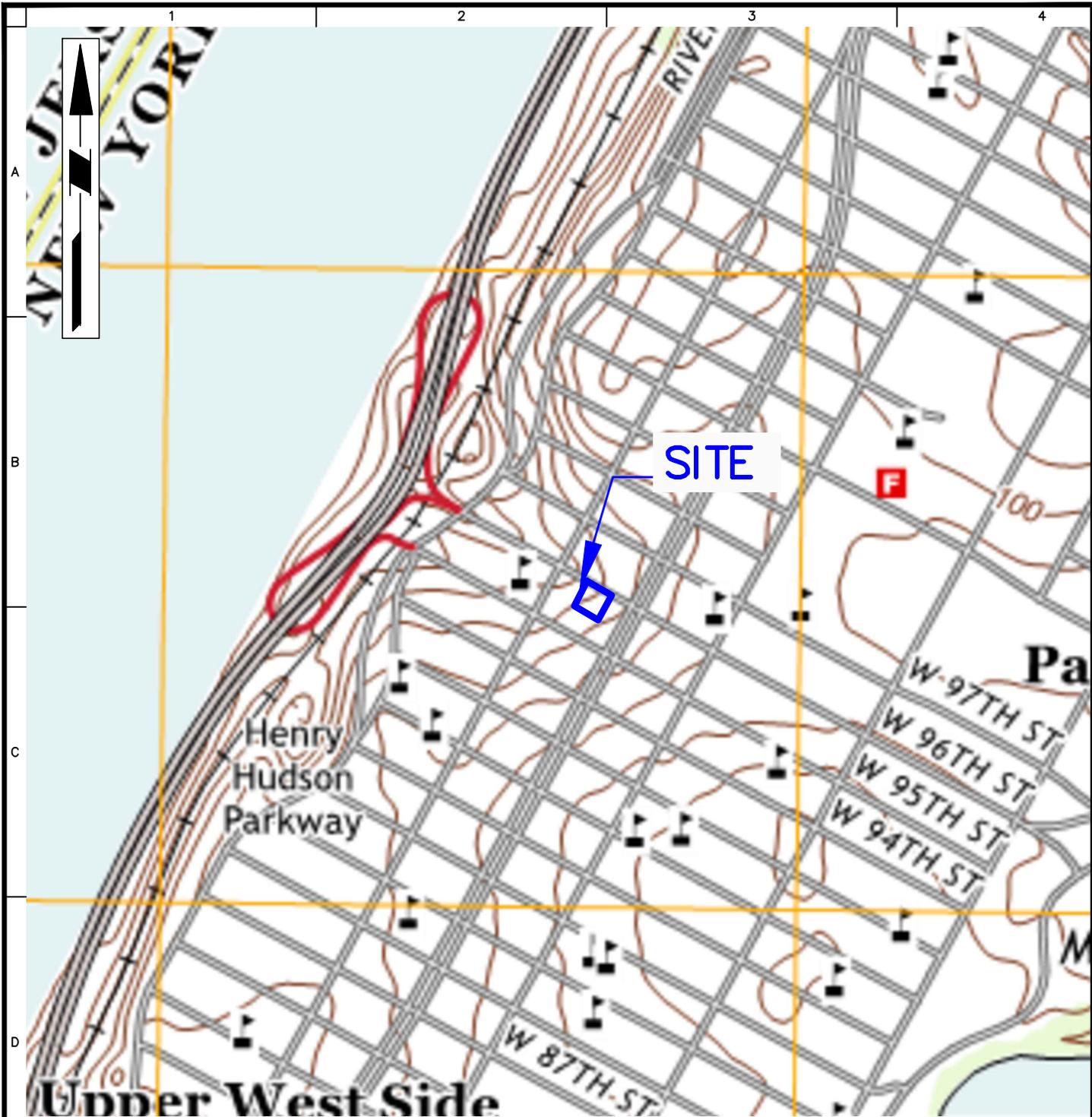
None.

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

None.

11. Miscellaneous Information

None.

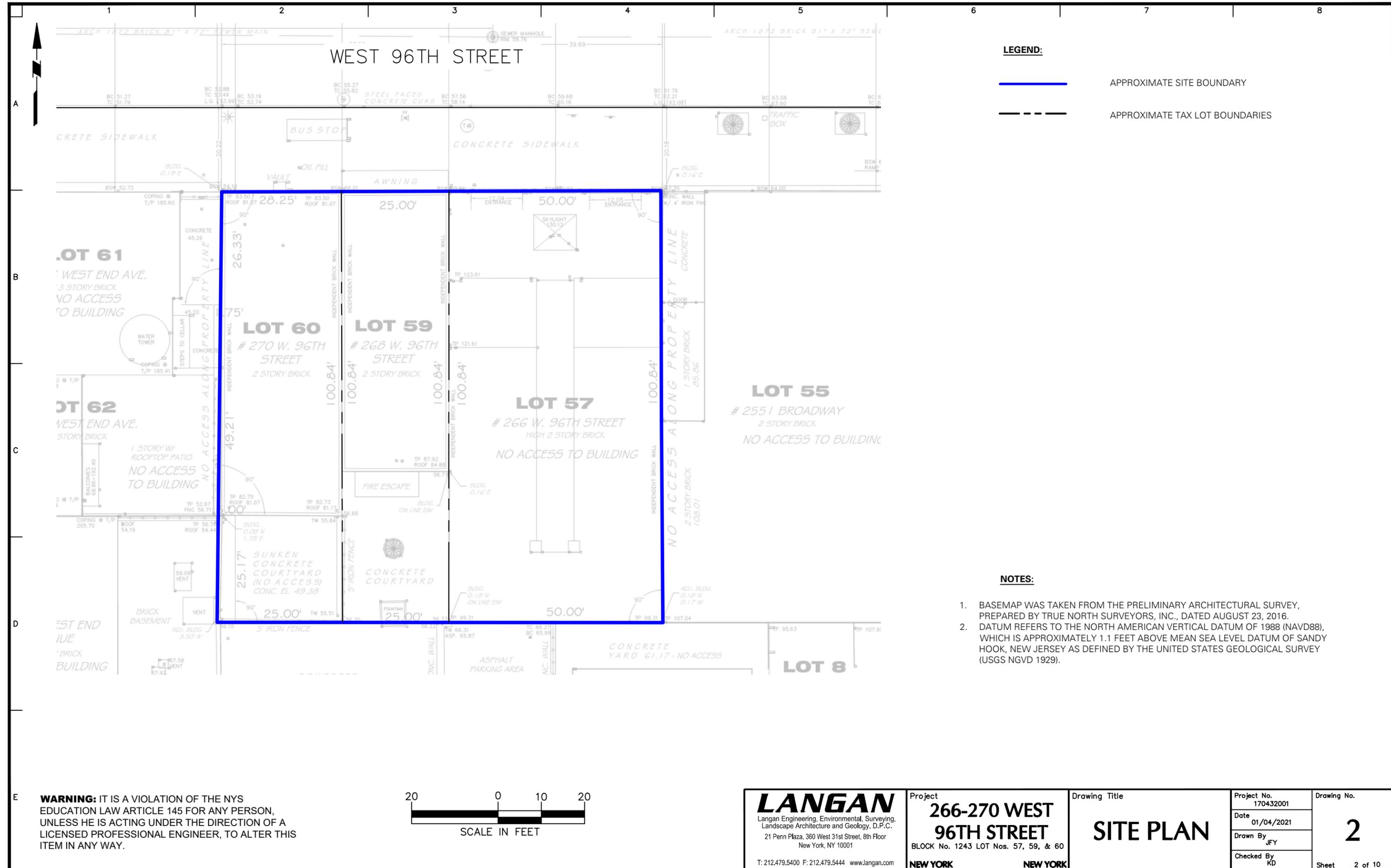


BASEMAP SOURCE: UNITED STATES GEOLOGICAL SURVEY 7.5 MINUTE TOPOGRAPHIC MAPS FOR THE CENTRAL PARK QUADRANGLE, DATED 2016.

— 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.

<p>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</p> <p>T: 212.479.5400 F: 212.479.5444 www.langan.com</p>	<p>Project 266-270 WEST 96TH STREET BLOCK 56, LOT 1243, LOT NOS. 57, 59, AND 60 NEW YORK NEW YORK</p>	<p>Drawing Title SITE LOCATION MAP</p>	<p>Project No. 170432001</p>	<p>Drawing No. 1 Sheet 1 of 6</p>
			<p>Date 07/17/2019</p>	
			<p>Drawn By JFY</p>	
			<p>Checked By KDC</p>	



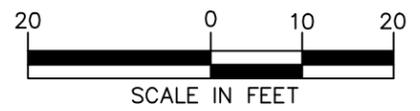
LEGEND:

- APPROXIMATE SITE BOUNDARY
- - - - - APPROXIMATE TAX LOT BOUNDARIES

NOTES:

1. BASEMAP WAS TAKEN FROM THE PRELIMINARY ARCHITECTURAL SURVEY, PREPARED BY TRUE NORTH SURVEYORS, INC., DATED AUGUST 23, 2016.
2. DATUM REFERS TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), WHICH IS APPROXIMATELY 1.1 FEET ABOVE MEAN SEA LEVEL DATUM OF SANDY HOOK, NEW JERSEY AS DEFINED BY THE UNITED STATES GEOLOGICAL SURVEY (USGS NGVD 1929).

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	NEW YORK	NEW YORK	Date 01/04/2021	Sheet 2 of 10
			Drawn By JFY	
			Checked By KD	