

Monthly Progress Report No. 8
266-270 West 96th Street
Manhattan, New York
Block 1243, Lots 57, 59 and 60
Brownfield Cleanup Program Site #: C231133
Reporting Period: May 1 through May 31, 2021

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 May 1 through May 31, 2021.

The site is located in the Upper West Side neighborhood of Manhattan and occupies Manhattan Borough Tax Block 1243, Lots 57, 59 and 60. 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. The BCA was executed on June 10, 2019. The RIWP was implemented between October 29 and December 4, 2020. The Draft Remedial Investigation Report (RIR) was submitted the NYSDEC on February 26, 2021.

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

A Supplemental Remedial Investigation (SRI) was conducted between May 10 and May 18, 2021 to inform the significant threat determination. The scope was approved via correspondence among Langan, NYSDEC and the New York State Department of Health (NYSDOH) dated April 27, 2021 and included the following:

- One groundwater bedrock monitoring well, MW24, was installed on Lot 60, developed and sampled.
- Two sub-slab vapor points were installed on Lot 60 to two inches beneath the cellar slab and two sub-slab vapor/co-located indoor air sample sets (SSV24/IA24 and SSV25/IA25) and one ambient air sample (AA02) 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.

Langan submitted an updated RIR that reflects the recent SRI on June 3, 2021.

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

Langan will resubmit an updated Draft Remedial Action Work Plan (RAWP) that reflects the recent SRI in June 2021.

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 are reported in the revised Draft RIR submitted to NYSDEC on June 3, 2021.

6. Deliverables Submitted during this Reporting Period

None.

7. Information Regarding Percentage of Completion

This BCP project is 15% 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

The Volunteer plans to close on Lot 57 with the New York City Department of Housing Preservation and Development (HPD) in September 2021.