

Monthly Progress Report No. 11

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

The BCA was executed on June 10, 2019. The NYSDEC approved a Remedial Investigation Work Plan (RIWP) in December 2019. The RIWP was implemented between October 29 and December 4, 2020. The Remedial Investigation Report (RIR) and Remedial Action Work Plan were approved by NYSDEC and a Decision Document was issued on August 31, 2021.

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

The Remedial Investigation Report (RIR) and Remedial Action Work Plan (RAWP) were approved by NYSDEC, and a Decision Document was issued on August 31, 2021.

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

None.

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

None.

5. Results of Sampling, Testing and Other Relevant Data

None.

6. Deliverables Submitted during this Reporting Period

None.

7. Information Regarding Percentage of Completion

This BCP project is 25% 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

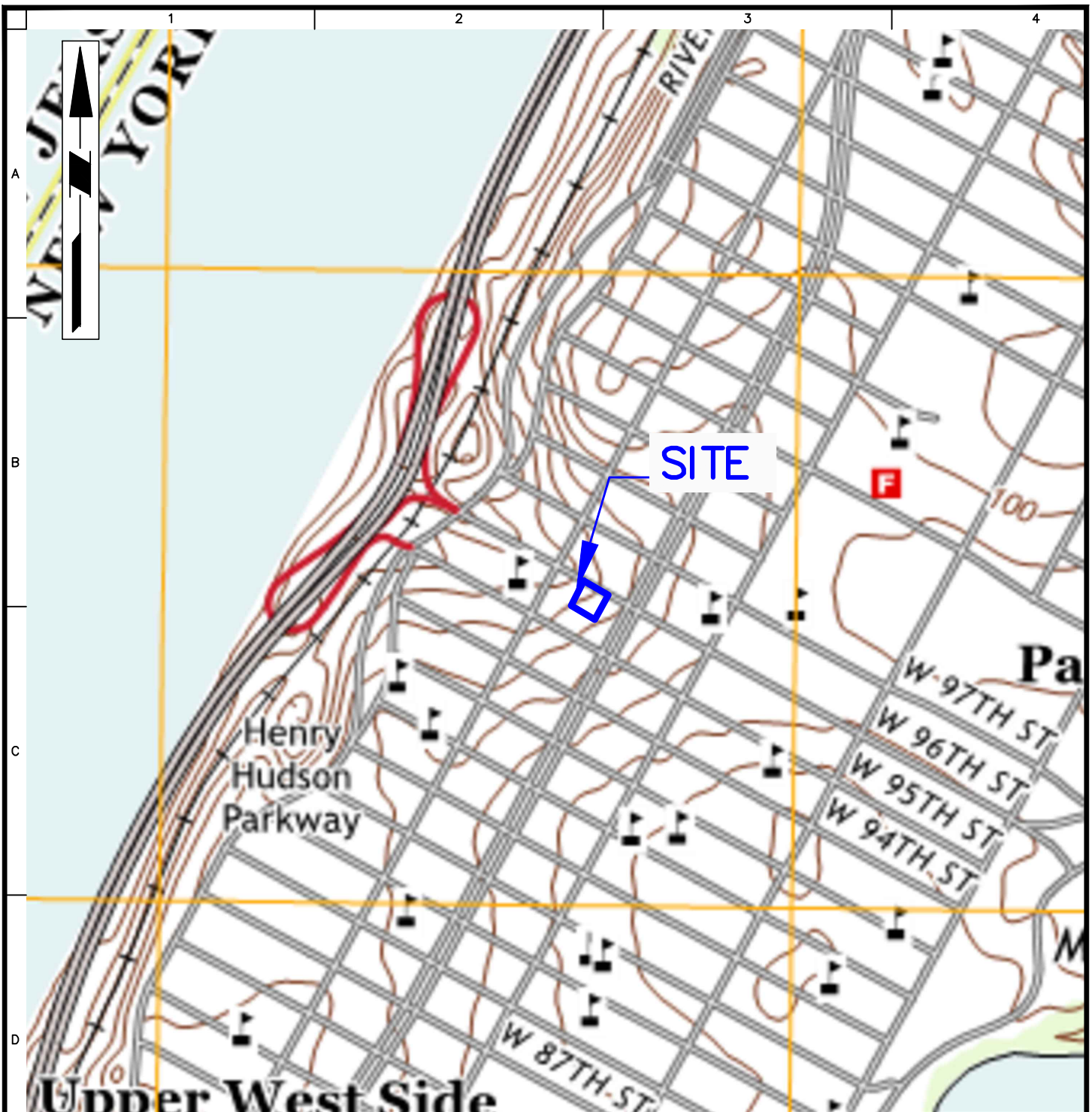
Langan will place the final RAWP in the BCP repositories.

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.



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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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

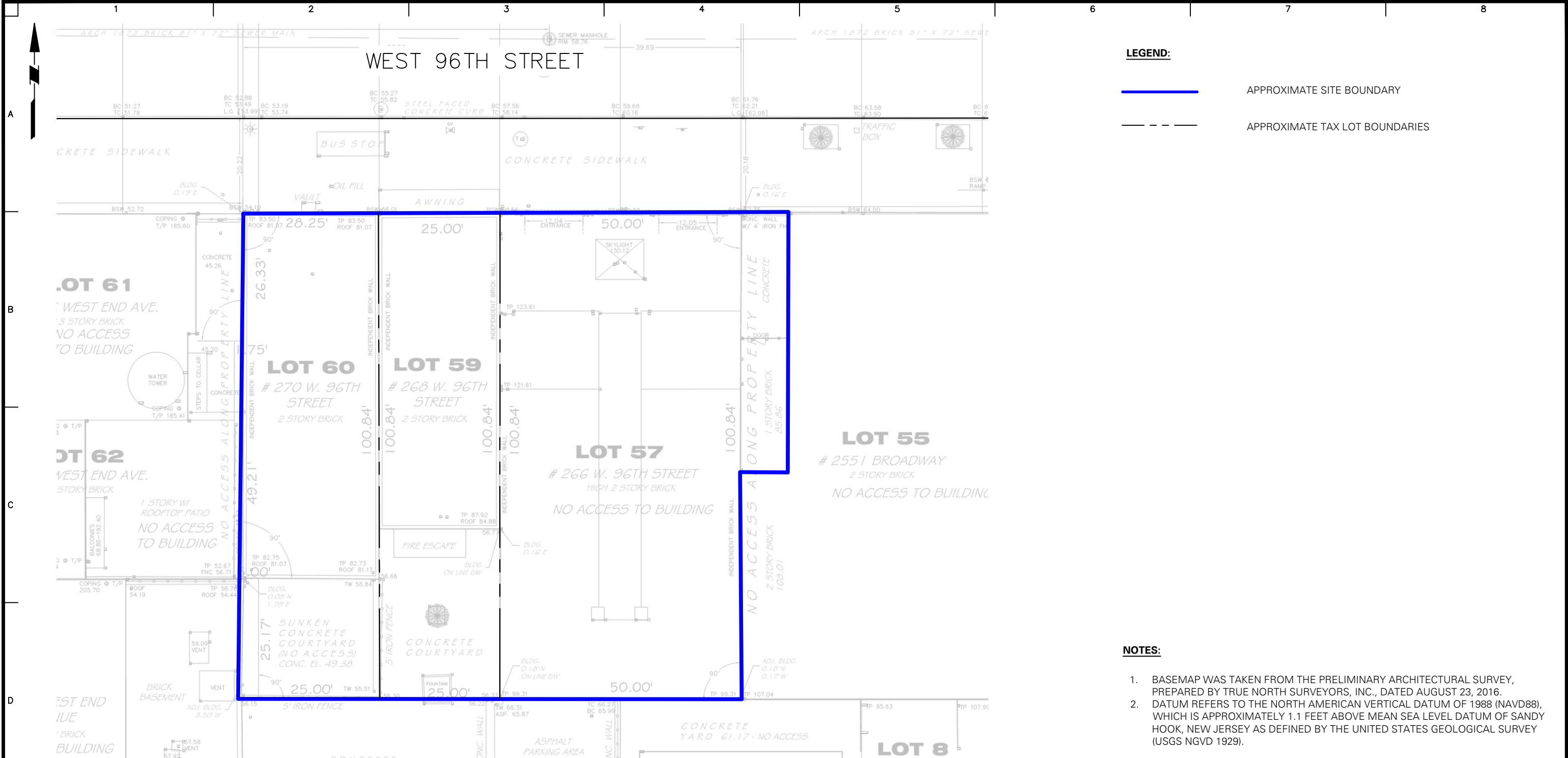
Checked By

KDC

Drawing No.

1

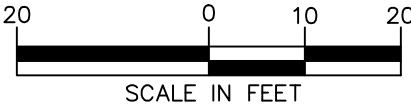
Sheet 1 of 6



- LEGEND:**
- APPROXIMATE SITE BOUNDARY
 - APPROXIMATE TAX LOT BOUNDARIES

- NOTES:**
- BASEMAP WAS TAKEN FROM THE PRELIMINARY ARCHITECTURAL SURVEY, PREPARED BY TRUE NORTH SURVEYORS, INC., DATED AUGUST 23, 2016.
 - 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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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 | |
| Submission Date | | Sheet 2 of 6 |