

## **Monthly Progress Report No. 15**

266-270 West 96<sup>th</sup> Street  
Manhattan, New York  
Block 1243, Lots 57, 59 and 60  
Brownfield Cleanup Program Site #: C231133  
Reporting Period: December 1 - December 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 96<sup>th</sup> Street Associates LLC to summarize the work performed at 266-270 West 96<sup>th</sup> Street, Manhattan, New York (the site) from December 1 through December 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 96<sup>th</sup> 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 95<sup>th</sup> 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 Final Remedial Investigation Report (RIR) and Remedial Action Work Plan were submitted to NYSDEC on August 19, 2021. A Decision Document was issued by NYSDEC on August 31, 2021.

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

The Volunteer continues to prepare for site mobilization for remediation, which is anticipated to commence in March 2022.

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

The Volunteer will continue preparing for site mobilization for remediation, which is anticipated to commence in March 2022.

### **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 30% 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**

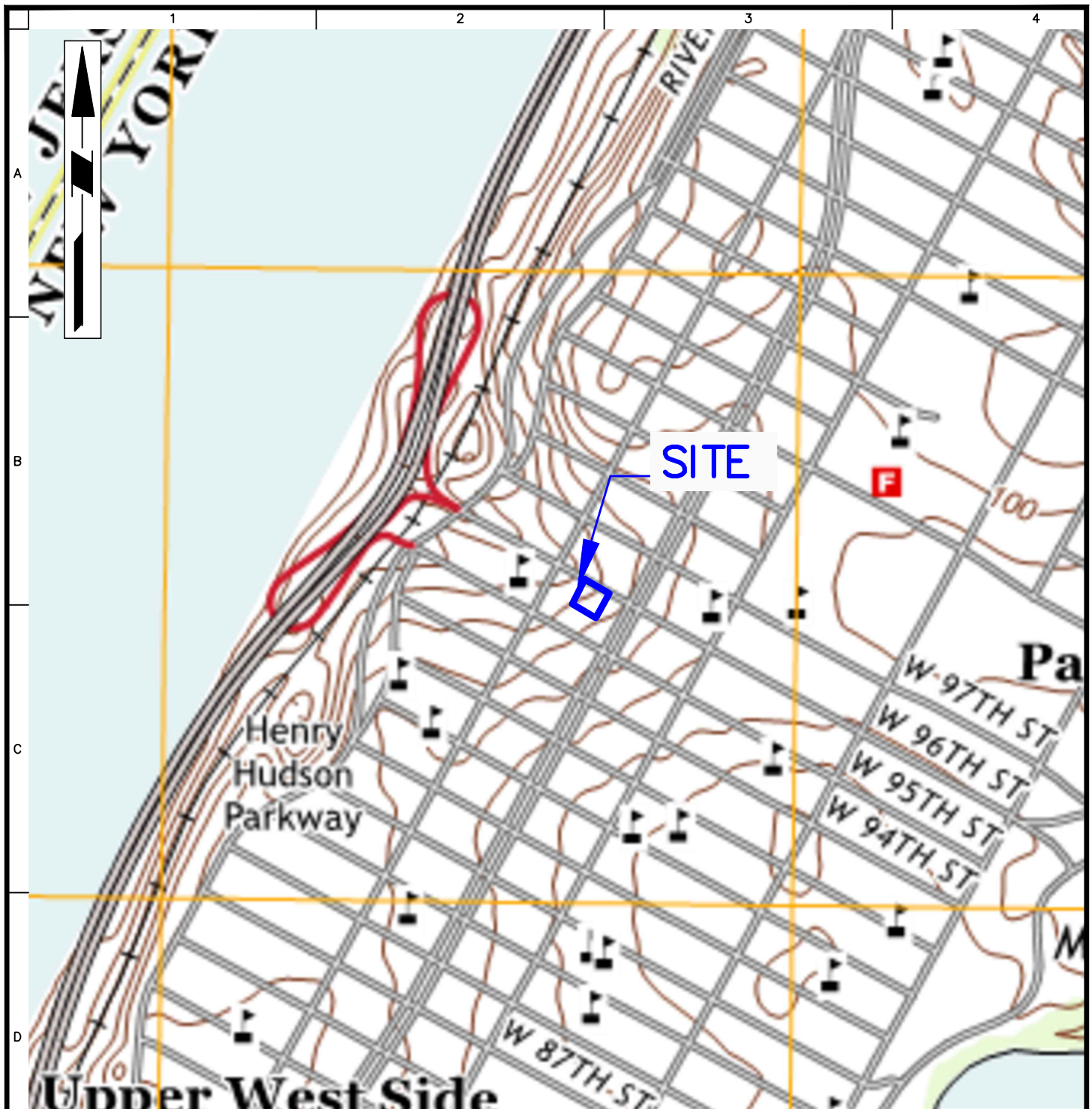
None.

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

None.

**11. Miscellaneous Information**

The Volunteer closed Lot 57 with the HPD in December 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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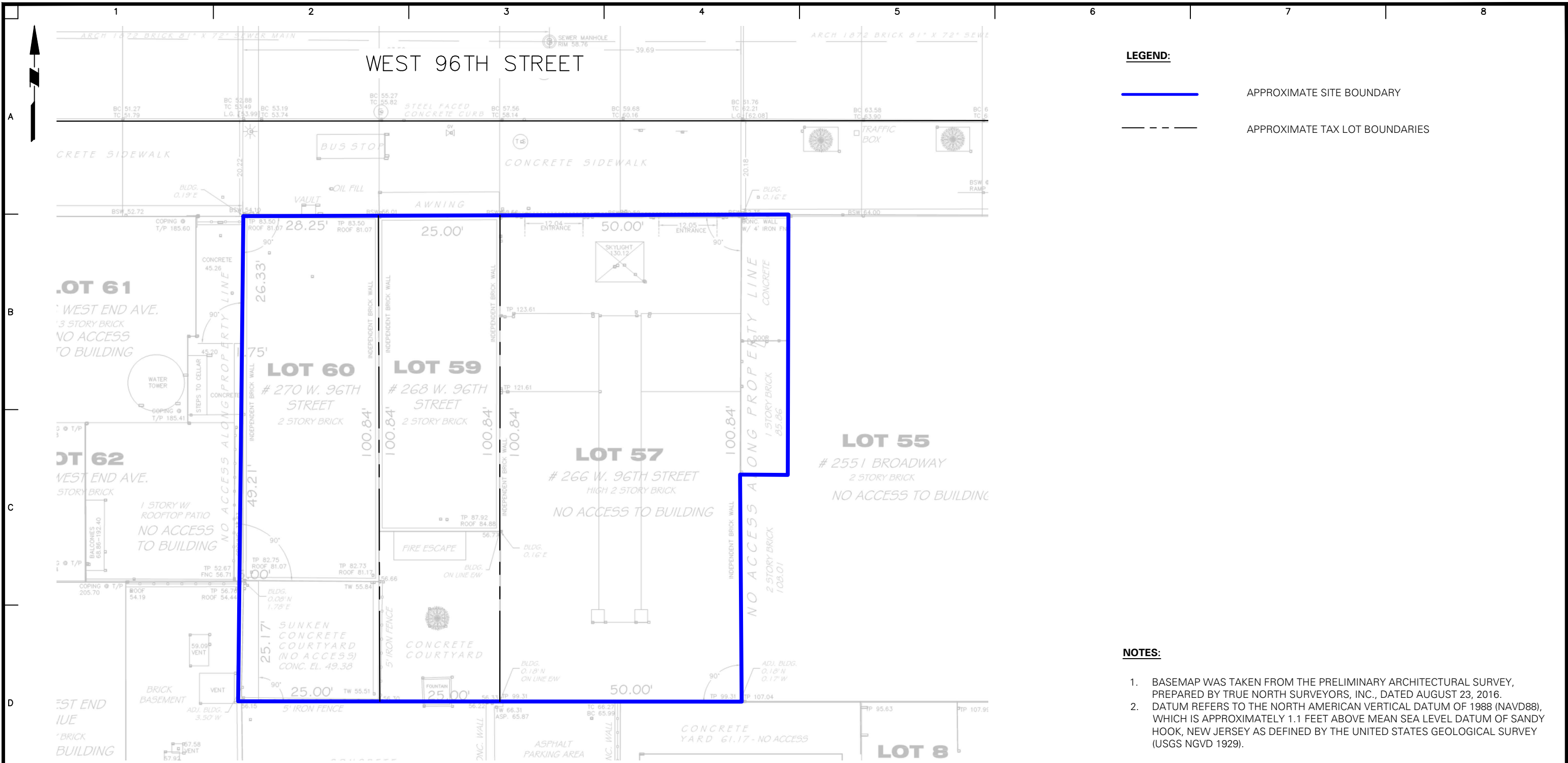
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Project  
**266-270 WEST 96TH  
STREET**  
BLOCK 56,  
LOT 1243, LOT NOS. 57, 59, AND 60  
NEW YORK NEW YORK

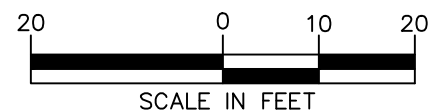
Drawing Title  
**SITE LOCATION  
MAP**

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

Drawing No.  
**1**  
Sheet 1 of 6



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 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. <b>2</b>
Date 09/03/2019	
Scale 1"=30'	
Drawn By JFY	
Checked By KD	Sheet 2 of 6
Submission Date	