

Monthly Progress Report No. 18
266-270 West 96th Street
Manhattan, New York
Block 1243, Lots 57, 59 and 60
Brownfield Cleanup Program Site #: C231133
Reporting Period: March 1 - March 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 March 1 through March 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 was previously 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 were 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). The former buildings were demolished in preparation for remediation beginning in March 2022. 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

A virtual kick-off meeting with the NYSDEC, the Volunteer, the Remedial Engineer and the Contractor was held on March 24, 2022.

The Volunteer has completed asbestos abatement site-wide and demolition of the former buildings on Lot 59 and 60.

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

The Volunteer will complete demolition of the Lot 57 building, install site fencing and mobilize equipment to the site. Remediation will comment in mid-April 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 is participating in the New York State 421-a program and is preparing for site mobilization as discussed in Sections 2 and 3. Remediation is anticipated to commence in April 2022.