

**Monthly Progress Report No. 20**  
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: May 1 – May 31, 2022

## **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 May 1 through May 31, 2022.

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 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 list of remedial actions completed during the reporting period is provided below:

- Mayrich Construction (Mayrich) (remediation contractor) excavated, stockpiled, and/or directed loaded non-hazardous historic fill and native soil for transport to and off-site disposal at licensed and permitted facilities.
- Mayrich began support of excavation (SOE) installation around the perimeter of the site.

In accordance with the approved RAWP, a Community Air Monitoring Program (CAMP) was performed during ground-intrusive activities

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

Remedial activities will continue in accordance with the RAWP during the next reporting period.

**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**

Daily reports summarizing site activities, locations of remedial and construction work, CAMP results, explanation of notable site conditions, and descriptions of anticipated site activities were submitted to the NYSDEC.

**7. Information Regarding Percentage of Completion**

This BCP project is 40% 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**

During excavation on the northwestern part of the site, native soil was observed at elevations below the anticipated development depth. Langan notified NYSDEC that in areas where soil would remain on site, endpoint samples would be collected in accordance with the approved RAWP. NYSDEC approved this plan on June 2, 2022.