

245 West 55th Street Site

Brownfield Cleanup Program
Site No. C231157
245-249 West 55th Street
New York, NY 10019



Department of
Environmental
Conservation

October 2025

Report Recommends Cleanup of Brownfield Site Contamination

The New York State Department of Environmental Conservation (NYSDEC) is reviewing the Remedial Investigation Report for the 245 West 55th Street site ("site") located at 245-249 West 55th Street, Manhattan, NY. Please see the map for the site location.

Remedial Investigation Report

The Remedial Investigation Report (RIR) describes the results of the site investigation and recommends development of a cleanup plan to address the contamination that was found. The RIR was submitted by 245 West 55th St LLC ("applicant").

- Access the RIR and other project documents online through the DECinfo Locator:
<https://extapps.dec.ny.gov/data/DecDocs/C231157/>.
- Documents also are available at the locations identified under "Where to Find Information."

Highlights of the Remedial Investigation Report

Volatile Organic Compounds (VOCs) and Chlorinated Volatile Organic Compounds were detected in groundwater above ambient water quality standards (AWQS) and were also detected in elevated concentrations in soil vapor. One VOC, n-Propylbenzene, was detected in soils exceeding protection of groundwater soil cleanup objectives to a depth of 9 feet below basement grade, and this substance was also detected in groundwater exceeding standards.

Per- and Polyfluoroalkyl Substances (PFAS) were detected in soils exceeding restricted residential soil cleanup objectives and were detected in groundwater above standards.

Next Steps

NYSDEC will complete its review, make any necessary revisions and, if appropriate, approve the investigation report. The approved report will be made available to the public (see "Where to Find Information"). The applicant may then develop a cleanup plan, called a "Remedial Action Work Plan." This plan describes how contamination will be addressed, with NYSDEC and NYSDOH overseeing the work. NYSDEC will present the draft cleanup plan to the public for its review and comment during a 45-day comment period. NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Site Description

The site is located in midtown Manhattan and is identified as Block 1027, Lot 7 on the NYC Tax map. The site is 0.14 acres and is bordered on the south by West 55th Street. The site is bordered on the west, north, and east by adjacent mixed-use commercial/residential properties. It is currently developed with a twelve-story commercial/office building with a basement, which was constructed circa 1914. The

site was formerly utilized for cinematographic film cleaning and film processing from approximately 1922 through 2011, and for film production including voiceover work, audio recording, and film editing until 2021. The structure on site has been vacant since 2021.

The proposed redevelopment of the Site building will consist of the rehabilitation of the existing vacant building into residential housing, including the removal of the existing top floor and the construction of 6 additional floors.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C231157) at: <https://appfactory.dec.ny.gov/DERExternalSearch/ERDSearch>

Brownfield Cleanup Program

New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses may include recreation, housing, business or other uses. A brownfield site is any real property where a contaminant is present at levels exceeding the SCOs or other health-based or environmental standards, criteria or guidance adopted by NYSDEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

Stay Informed with DEC Delivers

We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

Sign up to receive site updates by email:

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://dec.ny.gov/maps/interactive-maps/decinfo-locator>

CONTACT INFORMATION

Project-Related Questions

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Project-Related Health Questions

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Corning Tower Room 1787
Albany, NY 12237
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beei@health.ny.gov

WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):
<https://extapps.dec.ny.gov/data/DecDocs/C231157/>

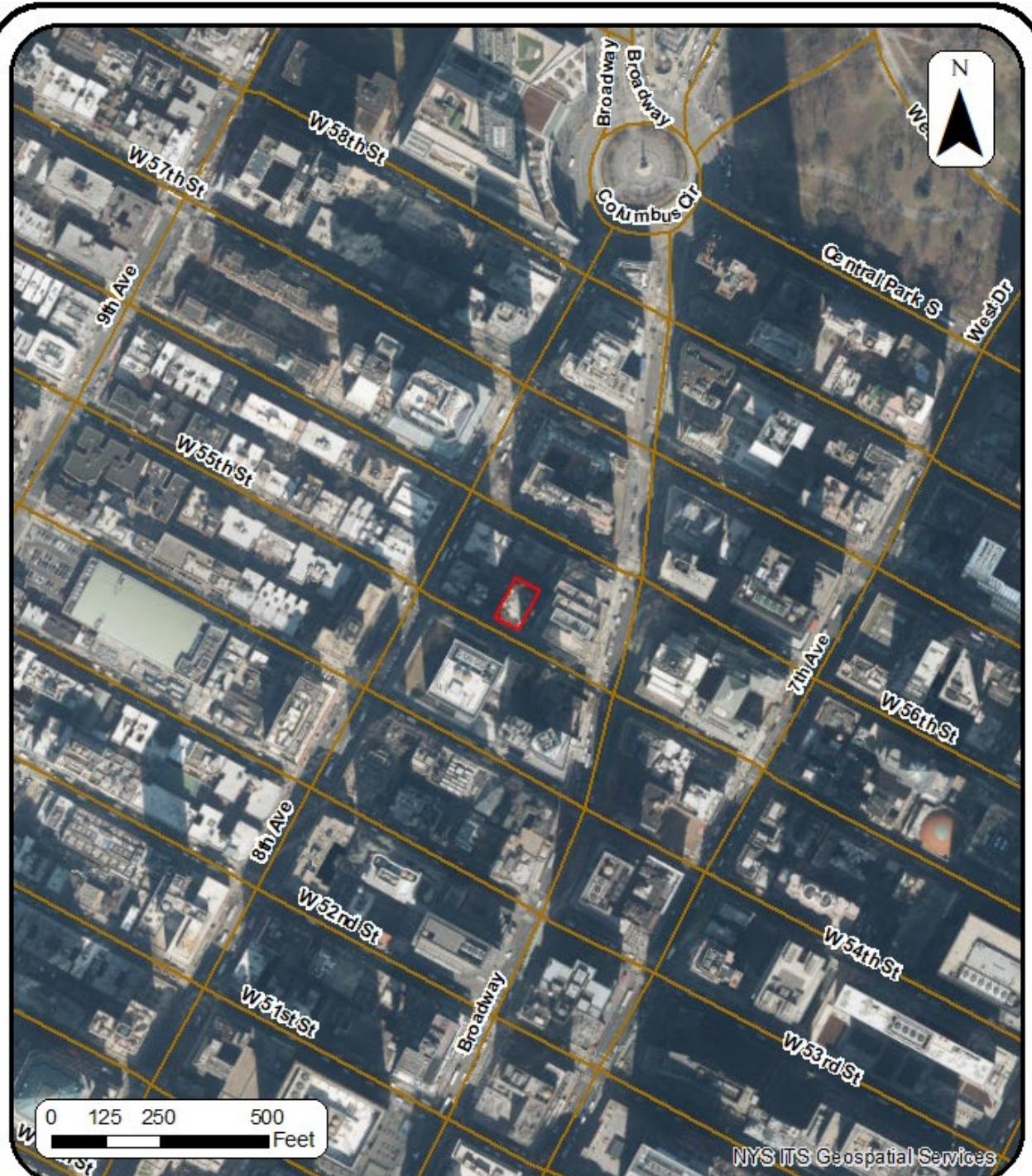
New York Public Library - 53rd Street Branch

18 West 53rd Street
New York, NY 10019
(212) 714-8400
53stbranch@nypl.org

Manhattan Community Board Five

450 Seventh Avenue, Suite 2109
New York, NY 10123
(212) 465-0907
office@cb5.org

Site Location



Legend

- Red Box: Remediation Site Borders
- Yellow Line: Streets

Site Location Map

245 West 55th Street
Site No. C231157



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