

**Progress Report No. 1**  
**July 2024**  
245 West 55th Street  
Block 1027, Lot 7  
New York, New York  
Brownfield Cleanup Program Site #: C231157  
Reporting Period: June 1 – June 30, 2024

## **1.0 Introduction**

In accordance with the reporting requirements of the Brownfield Cleanup Agreement (BCA) for the above-referenced site, Environmental Logic (EL) prepared this progress report on behalf of 245 WEST 55TH ST LLC, to summarize the work performed at 245 West 55<sup>th</sup> Street, Manhattan, New York (the Site) through June 30, 2024. The BCA was executed on February 24, 2024. The New York State Department of Environmental Conservation (NYSDEC) approved the Remedial Investigation Work Plan (RIWP) in a letter dated June 14, 2024.

The Site is located in a C6-4/C6-6 Commercial District in Manhattan, approximately 1,000 feet southwest of Central Park. The Site is bordered to the north, east, and west by mixed-use commercial/residential properties, and is bordered to the south by West 55<sup>th</sup> Street and additional mixed-use commercial/residential properties. A Site Location Map is included as **Figure 1**.

The Site was formerly owned and utilized by DuArt Media Services/DuArt Film Labs (DuArt) for cinematographic film cleaning and film processing from approximately 1922 through 2011. Film production including voiceover work, audio recording, and film editing continued to take place at the Site until 2021. A site plan is provided as **Figure 2**.

245 WEST 55TH ST LLC is currently redeveloping the existing 12 story, 6,000 square foot commercial building on Site. Construction activities include the demolition of the existing 12<sup>th</sup> story and bulkhead, construction of an additional six stories to the 11 stories and altering the building for future residential use.

## **2.0 Investigation Activities relative to the site during the reporting period**

None.

### **3.0 Activities Anticipated for the next Reporting Period**

EL is coordinating with the drilling subcontractor to schedule and implement remedial investigation activities proposed in the RIWP. NYSDEC will be apprised of the dates of field activities once scheduled.

### **4.0 Approved activity modifications (changes of work, scope and/or schedule)**

An Interim Remedial Measures (IRM) Work Plan was submitted to NYSDEC on June 20, 2024, for proposed excavation and disposal of fill materials identified in the courtyard area of the building (the northeast corner of the Site). Non-native materials were identified during geotechnical investigations in this area. Environmental Logic LLC (EL) conducted characterization sampling of the fill materials, discussed below in Section 5.0. Based on the results of the sampling activities, concentrations of several metals were detected above the New York State Department of Environmental Conservation (NYSDEC) 6 NYCRR Part 375 Unrestricted Use and Restricted Residential Use Soil Cleanup Objectives (SCO). Removal of this material was planned as part of building renovation activities. Therefore, removal of fill materials in the courtyard area will require proper transportation and disposal.

245 WEST 55TH ST LLC and Environmental Logic notified NYSDEC of these findings via conference call on June 14, 2024. Environmental Logic prepared the IRM work plan for NYSDEC review to document the sample results of the fill materials and the proposed IRMs including excavation and disposal of the fill.

### **5.0 Results of Sampling, Testing and Other Relevant Data**

#### **5.1 Vapor Intrusion**

As documented in the approved revised RIWP (May 2024), indoor air and sub slab soil gas samples were previously collected on April 9-10, 2024, in accordance with the NYSDEC and NYSDOH approved Vapor Intrusion Work Plan (2024 VIWP). The following samples were collected (locations are shown on Figure 2):

- Six (6) co-located indoor air samples (IA-1 through IA-6) and sub-slab soil gas samples (SSG-1 through SSG-6); and
- Two (2) co-located outdoor ambient air samples (AA-7 and AA-8) and outside soil vapor samples (SSG-7 and SSG-8).

The samples were analyzed for volatile organics in air, via low level TO-15, by Alpha Analytical Laboratories, Inc. (Alpha), a New York State Department of Health (NYSDOH) Environmental Laboratory Approval Program (ELAP)-certified laboratory located in Mahwah, New Jersey.

EL has received the laboratory data results and the data is currently under review by the project Quality Assurance Officer (QAO). Sample results will be provided in the forthcoming VI Investigation Summary Report, which will be prepared and submitted to NYSDEC and NYSDOH after completion of the data validation.

## **5.2 Fill Material Characterization Sampling**

One grab sample (SP-1) was collected from the stockpiled fill materials in the courtyard area (described above in Section 4.0) and analyzed for the Chapter 6 NYCRR Part 375 volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), perfluorinated alkyl acids (PFAS), chlorinated herbicides, pesticides, polychlorinated biphenyls (PCBs), target analyte metals, hexavalent chromium, and cyanide. Concentrations of all analytes were below 6 NYCRR Part 375 Unrestricted User and Restricted Residential Use SCOs, except lead and chromium as follows:

Compound	NY-RESR	NY-RESRR	NY-UNRES	SP-1 (mg/kg)
Chromium, trivalent	36	180	30	54.9
Chromium, hexavalent	22	110	1	<i>1.13</i>
Copper	270	270	50	69.8
Lead	400	400	63	498
Mercury	0.81	0.81	0.18	<i>0.273</i>
Silver	36	180	2	<i>5.19</i>
Zinc	2200	10000	109	372

NY-RESR: NY - New York NYCRR Part 375 Residential Criteria, New York Restricted use Criteria per 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.

NY-RESRR: NY - New York NYCRR Part 375 Restricted-Residential Criteria, New York Restricted use Criteria per 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.

NY-UNRES: NY - New York NYCRR Part 375 New York Unrestricted use Criteria per 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.

BOLD – indicates sample concentration is above NY-RESR and/or NY-RESRR

Italicized – indicates sample concentration is above NY-UNRES

As discussed above in Section 4.0, the fill materials will be excavated and properly disposed of at an appropriate facility. An Interim Remedial Measures (IRM) Work plan for these activities was submitted to NYSDEC on June 20, 2024.

## **6.0 Information Regarding Project Schedule and Completion**

The Remedial Investigations have not yet been scheduled. NYSDEC will be apprised of scheduled field activities.

## **7.0 Unresolved Delays Encountered or Anticipated That May Affect the Future Schedule and Mitigation Efforts**

None.

## **8.0 Citizen Participation Plan (CPP) Activities During this Reporting Period**

None.

## **9.0 Activities Anticipated in Support of the CPP for the Next Reporting Period**

None.





File: X:\Environmental\logic\Manhattan\_NY\245W55thStreet\Drawings\245W55 ManhattanNY.dwg, F1 SLM(aerial)

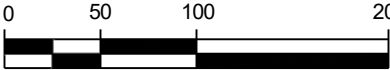


LEGEND

APPROXIMATE SITE BOUNDARY



GRAPHIC SCALE



( IN FEET )

<div>Environmental LOGIC</div> <div>15 Princess Road, Suite K Lawrenceville, NJ 08648</div>	SCALE: AS SHOWN	PROJECT #
	DATE: 3/25/24	23-0001
	DRAWN BY: CHECKED BY:	PM BM
SITE LOCATION MAP 245 WEST 55TH STREET BLOCK 1027, LOT 7 MANHATTEN, NEW YORK		FIGURE 1



File: X:\Information\GIS\Manhattan\_NY\GIS\5055 West 55th Street\Drawings\505555\_Maps\505555.dwg Plot: 1

