

Progress Report No. 2
August 2024
245 West 55th Street
Block 1027, Lot 7
New York, New York
Brownfield Cleanup Program Site #: C231157
Reporting Period: July 1 – July 31, 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 55th 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 55th 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 12th 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

On July 17, 2024, EL mobilized to meet separately with two different drilling companies at the Site. The purpose of these meetings was to discuss logistics and access for drilling activities as part of the remedial investigation. NYSDEC will be apprised of the dates, once drilling activities are scheduled.



3.0 Activities Anticipated for the Next Reporting Period

Activities anticipated for the next reporting period include the following:

- EL is coordinating with the drilling subcontractor to schedule and implement remedial investigation activities proposed in the NYSEC approved RIWP. NYSDEC will be apprised of the dates of field activities once scheduled.
- Per the June 2024 Interim Remedial Measures (IRM) Workplan, soils in the courtyard area are proposed to be excavated to the depth of the current basement level, approximately 10-15 feet below ground surface (bgs). Pending approval of the workplan from NYSDEC, soil will be excavated and disposed off-site at a properly licensed disposal facility. Additionally, confirmatory post-excavation samples will be collected for laboratory analysis in accordance with the IRM workplan. The Community Air Monitoring Program (CAMP) will be implemented during soil excavation and loading activities.

4.0 Approved Activity Modifications (changes of work, scope and/or schedule)

None.

5.0 Results of Sampling, Testing and Other Relevant Data

5.1 Data Validation

As documented in the previous monthly progress report, indoor/ambient air and soil vapor samples were previously collected on April 9-10, 2024, in accordance with the NYSDEC and NYSDOH approved Vapor Intrusion Work Plan (2024 VIWP). The laboratory analytical results from the samples collected in April 2024 were submitted for independent review by a data validator. The Quality Assurance Officer (QAO) for this project completed the Data Usability Summary Report (DUSR). The DUSR was prepared in accordance with the analytical methods, Division of Environmental Remediation (DER) Technical Guidance for Site Investigation and Remediation (DER-10), and professional judgment. The following conclusions were made based on the data evaluation:

- No qualification of sample results is made.
- Sample results for volatile organics are determined to be usable as reported.

A copy of the DUSR will be included in a VI Investigation Summary Report, anticipated to be submitted to NYSDEC and NYSDOH later this month.

5.2 Vapor Intrusion

As noted above, a VI Investigation Summary Report is currently being prepared by EL for submission to NYSDEC and NYSDOH. Based on the results of the April 2024 sub-slab soil vapor and indoor/ambient air samples and the prior 2022 VI sampling results, VI mitigation is required.

As the Site building is currently under construction, a vapor intrusion mitigation system will be installed as part of the renovation activities. A draft mitigation plan will be included in the forthcoming VI summary report.

6.0 Information Regarding Project Schedule and Completion

The Remedial Investigations have not yet been scheduled. EL is coordinating with the drilling subcontractor to schedule and implement remedial investigation activities proposed in the NYSDEC approved RIWP. 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.



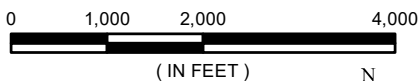
SITE LOCATION



NEW YORK QUADRANGLE LOCATION

USGS The National Map
USGS 7.5 Minute Series Topographic Map of Central Park, New York

GRAPHIC SCALE



(IN FEET)



Environmental LOGIC

11 Princess Road Suite B,
Lawrenceville, NJ 08648

Scale: AS SHOWN

Date: 6/14/23

Drawn By: PM

Checked By: BM

PROJECT:

23-0001

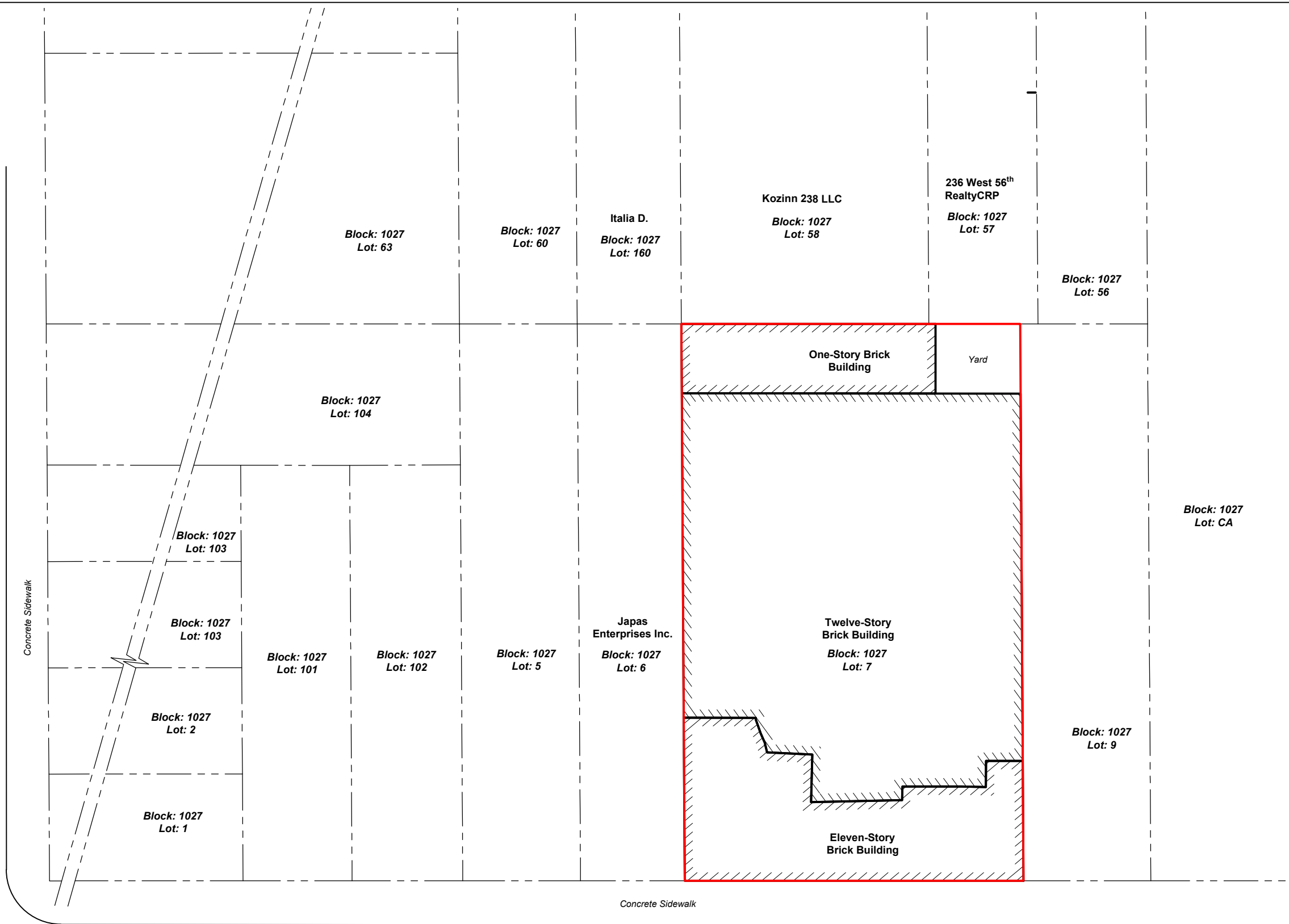
SITE LOCATION ON USGS QUADRANGLE
245 WEST 55TH STREET
BLOCK 1027, LOT 7
MANHATTAN, NEW YORK

FIGURE #

1

File: X:\Environmental\logic\Manhattan - NY\245 West 55th Street Drawings\245 West 55th Street Manhattan NY.dwg: F2_SM

Eighth Avenue



LEGEND

— APPROXIMATE SITE BOUNDARY

- - - PARCEL BOUNDARY



GRAPHIC SCALE



<p>15 Princess Road, Suite K Lawrenceville, NJ 08648</p>	SCALE: AS SHOWN	PROJECT #
	DATE: 6/15/23	23-0001
	DRAWN BY: PM	
	CHECKED BY: BM	
SITE MAP 245 WEST 55TH STREET BLOCK 1027, LOT 7 MANHATTAN, NEW YORK		FIGURE #
		2