

Progress Report No. 4
October 2024
245 West 55th Street
Block 1027, Lot 7
New York, New York
Brownfield Cleanup Program Site #: C231157
Reporting Period: September 1 – September 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 55th Street, Manhattan, New York (the Site) through August 31, 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 Activities Relative to the Site during the Reporting Period

Soil Borings and Monitoring Wells

As part of the remedial investigation, eight (8) collocated soil boring and monitoring well locations were proposed. Further, as noted in the prior monthly progress report, five (5) of these locations are tentatively scheduled for soil sampling and monitoring well installation in October 2024. The remaining three (3) locations are on hold pending NYSDEC approval for relocation or access to approved areas given the current state of demolition in the building.

EL coordinated with the drilling subcontractor and the developer overseeing the Site redevelopment to schedule and implement remedial investigation activities proposed in the NYSEC approved RIWP. However, the building's freight elevator, needed for drill rig access, is currently not functioning. Once the elevator is repaired and drilling date confirmed appropriate notification prior to field activities will be provided to NYSDEC.

Courtyard Soil Removal

As noted in prior correspondence, soil in the courtyard area was proposed to be excavated to the depth of the current basement level. Soil excavation activities were initiated in the courtyard area on September 24, 2024. The excavation was conducted by hand with shovels. A portion of the soil was staged adjacent to the courtyard area within the basement of the building. The remaining soil removed from the courtyard was transported via freight elevator to the 1st floor of the building and was staged inside the building ahead of the anticipated off-site disposal. Approximately 27 total cubic yards of soil were removed from the courtyard area and staged on the 1st floor of the building. Soil was removed from the courtyard as follows:

- September 24, 2024 – Approximately 15 cubic yards of soil removed.
- September 25, 2024 – Approximately 7.5 cubic yards of soil removed.
- October 2, 2024 – Approximately 5 cubic yards of soil removed.

Water and a sawdust-based dust suppressant were used throughout the soil excavation and handling activities to minimize potential airborne dust. At the end of each day, the courtyard area and stockpiles were covered with poly sheeting. No soil was removed from the building. It is anticipated that all stockpiled soil will be removed and transported off-site to a properly licensed disposal facility in accordance with NYSDEC requirements in the next reporting period.

The Community Air Monitoring Program (CAMP), detailed in Appendix 7, of the previously approved Remedial Investigation Workplan (RIWP), was implemented during soil excavation and handling activities. Procedures were conducted in accordance with the NYSDEC approved CAMP. Daily reports were submitted to NYSDEC for each day of soil handling activities. These daily reports included a daily air monitoring summary to show average site contributions. There were no readings above the NYSDEC approved CAMP 15-minute average action levels for VOCs (5 ppm) or Particulate Matter (PM₁₀, at 150 µg/m³).

Reporting

- On September 12, 2024, a revised RIWP was submitted to NYSDC in response to the Department's email dated August 20, 2024.
- On September 25, 2024, a Vapor Intrusion Investigation Summary Report detailing the April 2024 VI sampling results was submitted to NYSDEC.
- On October 2, 2024, NYSDEC issued a comment letter pertaining to the RIWP for the Site.



- On October 8, 2024, EL submitted additional revisions to the RIWP to address the NYSDEC comments.

3.0 Activities Anticipated for the Next Reporting Period

Activities anticipated for the next reporting period include the following:

- The courtyard area soil handling activities will be completed during the next reporting period. Soil excavation will continue to remove all soil to the depth of the current basement level. All stockpiled soil will be removed from the site and transported off-site to a properly licensed disposal facility in accordance with NYSDEC requirements. All disposal documentation will be provided to NYSDEC.
- EL coordinated with the drilling subcontractor and the developer overseeing the Site redevelopment to schedule and implement remedial investigation activities proposed in the NYSEC approved RIWP. However, the building's freight elevator, needed for drill rig access, is currently not functioning. Once the elevator is repaired and drilling date confirmed appropriate notification prior to field activities will be provided to NYSDEC. As part of the remedial investigation, eight (8) collocated soil boring and monitoring well locations were proposed. Five (5) of these locations are tentatively scheduled for well installation and soil sampling in October 2024.
 - The remaining three (3) locations are on hold pending NYSDEC approval or access within the building. These activities will be scheduled later, and NYSDEC will be apprised of scheduling.

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

None.

5.0 Results of Sampling, Testing and Other Relevant Data

None.

6.0 Information Regarding Project Schedule and Completion

Remedial Investigation activities are tentatively scheduled for October to install five (5) of the collocated soil boring and monitoring well locations. An additional three (3) proposed locations are either not approved by NYSDEC or inaccessible for drilling given the current state of demolition at the site building. These additional activities will be conducted later, and NYSDEC will be apprised of all scheduled field activities.

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

The timeline for repair of the on-site freight elevator has not been determined. This may affect the tentative schedule that has been established for monitoring well installation and soil sampling.

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.





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

GRAPHIC SCALE



**Environmental
LOGIC**

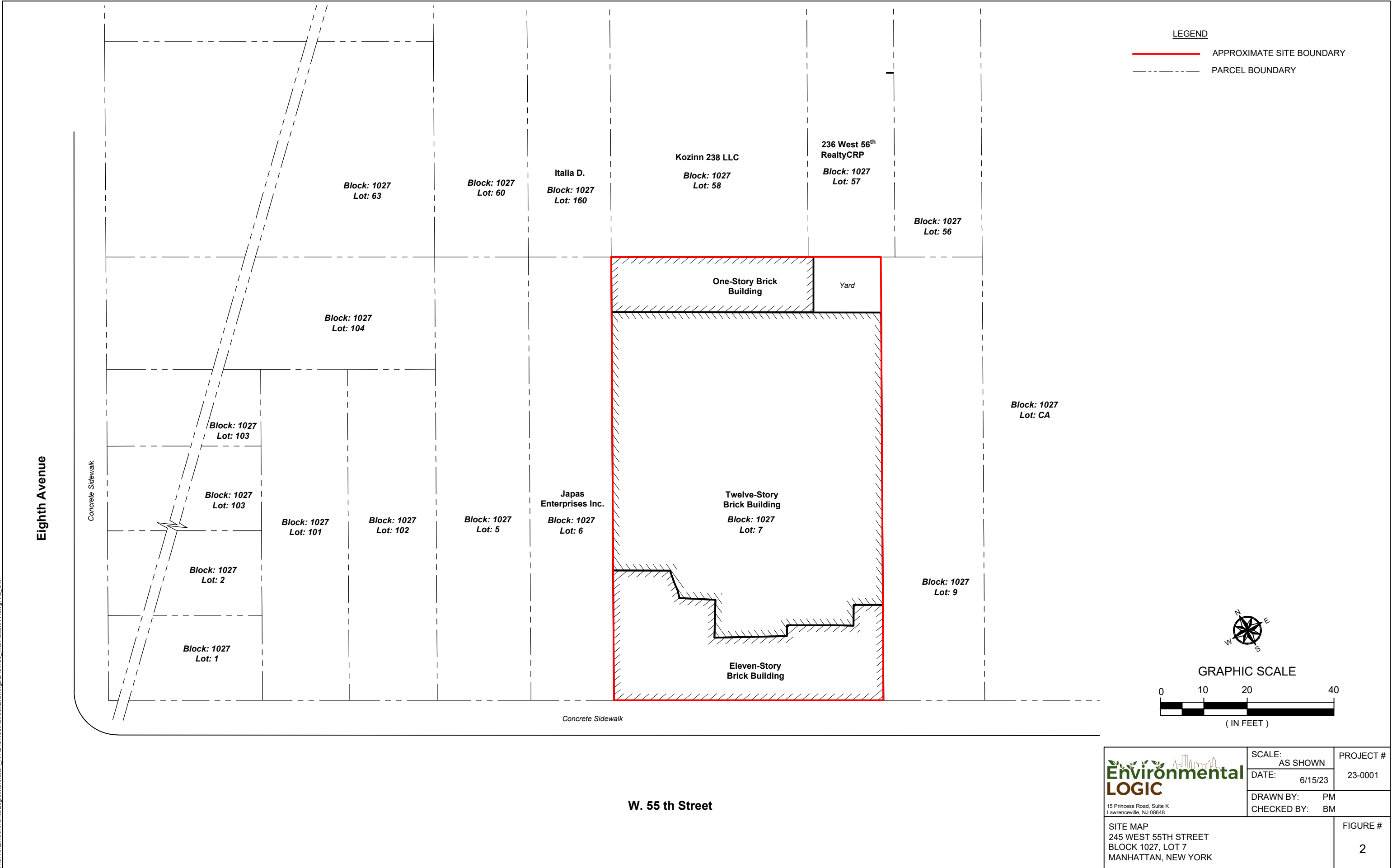
11 Princess Road Suite B,
Lawrenceville, NJ 08648

Scale:	AS SHOWN	PROJECT:	23-0001
Date:	6/14/23		
Drawn By:	PM		
Checked By:	BM		

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

FIGURE #
1

File: X:\Environmental\logic\Manhattan_NY\245West55thStreet\Drawings\245W55_ManhattanNY.dwg; F2_SM



Environmental LOGIC <small>15 Princess Road, Suite K Lawrenceville, NJ 08648</small>	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