

Progress Report No. 5
November 2024
245 West 55th Street
Block 1027, Lot 7
New York, New York
Brownfield Cleanup Program Site #: C231157
Reporting Period: October 1 – October 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 October 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 reports, five (5) of these locations were tentatively scheduled for soil sampling and monitoring well installation in October 2024 and are now tentatively scheduled for November 2024. The remaining three (3) locations are on hold

pending access to the approved areas or NYSDEC approval for relocation 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. Removal of the freight elevator and construction of a ramp is underway to provide access between the first floor and the basement of the building. Once the ramp construction is completed 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. The soil removed from the courtyard was transported to the 1st floor and staged inside the building prior to the off-site disposal.

Approximately 22 cubic yards of soil were removed from the courtyard between September 24 and September 25, 2024. The remainder of the soil, approximately 5 cubic yards, was removed from the courtyard on October 2, 2024. At the end of each day, the courtyard area and stockpile were covered with poly sheeting.

A total of approximately 27 cubic yards of soil were removed from the courtyard area and staged inside on the 1st floor of the building. On October 10, 2024, the stockpiled soil was removed from the site through the first floor and placed in roll off containers situated along the street in front of the building (West 55th Street). Two (2) 20-yard roll off containers were loaded with the soil for transportation to an off-site disposal facility. The roll offs were covered with tarpaulins after being loaded and prior to leaving the site. Copies of the two soil disposal manifests are attached to this monthly report.

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 October 2, 2024, NYSDEC issued a comment letter pertaining to revisions of the RIWP submitted to NYSDEC on September 12, 2024. The September 2024 revision added courtyard post excavation sampling to the previously approved RIWP.
- On October 8, 2024, EL submitted additional revisions to the RIWP to address the NYSDEC comments.
- On October 11, 2024, NYSDEC issued a comment letter requesting a minor modification. EL submitted the final revision to the RIWP on October 11, 2024.
- This final version of the RIWP was approved on October 11, 2024.

3.0 Activities Anticipated for the Next Reporting Period

Activities anticipated for the next reporting period include the following:

- 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 November 2024.
 - The remaining three (3) locations are on hold pending access to the proposed and approved sample locations. If required NYSDEC will be contacted for approval of any sample requiring relocation. 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 November to install five (5) of the collocated soil boring and monitoring well locations. An additional three (3) proposed locations are currently inaccessible for drilling given the current state of demolition and renovation 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 removal of the freight elevator and construction of the ramp is not firm. 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

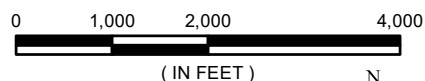
None.





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

GRAPHIC SCALE



**Environmental
LOGIC**

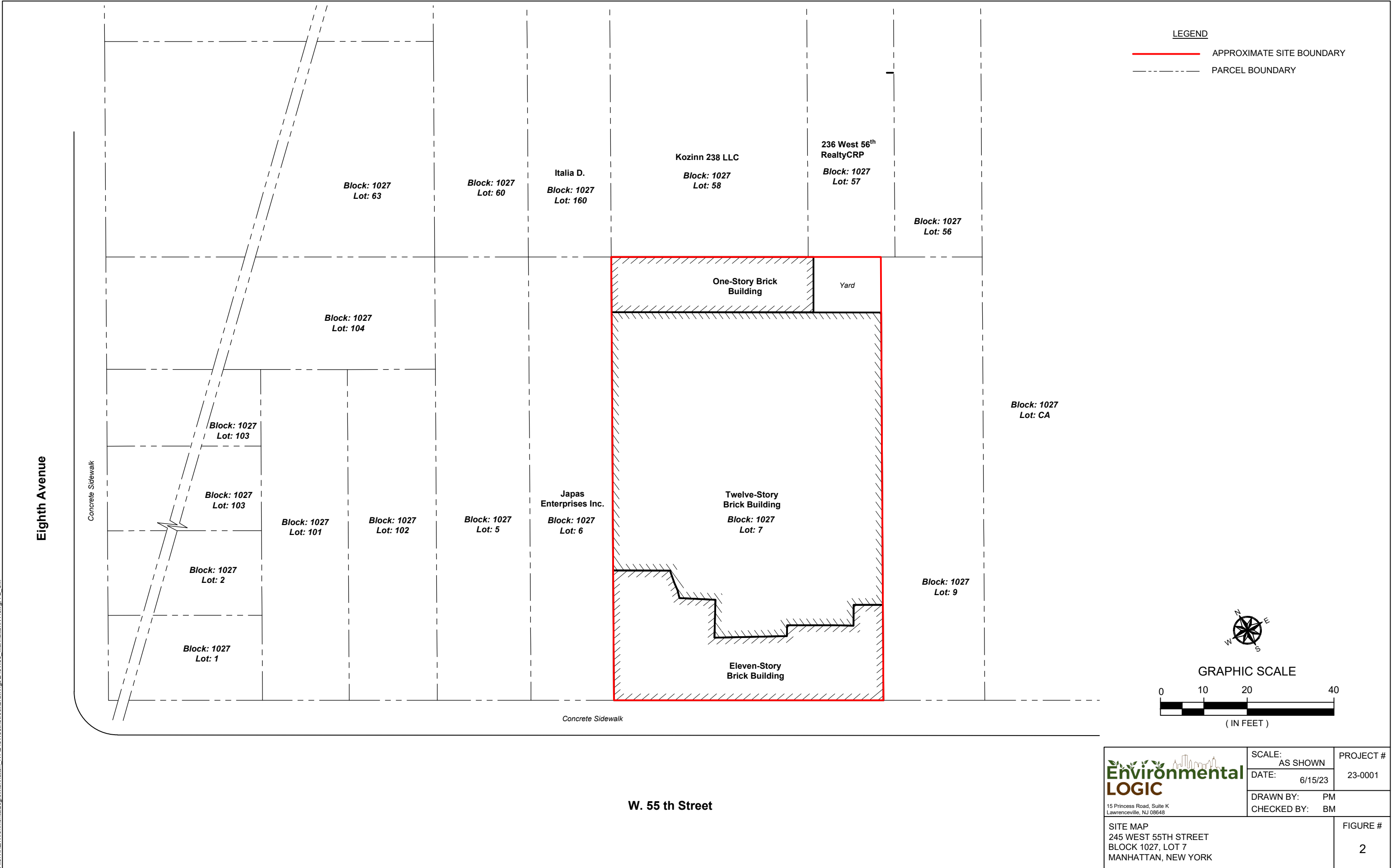
11 Princess Road Suite B,
Lawrenceville, NJ 08648

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\245W55thStreet\Drawings\245W55_ManhattanNY.dwg; F2_SM



**NON-HAZARDOUS
WASTE MANIFEST**

1. Generator ID Number

2724-0824

2. Page 1 of

3. Emergency Response Phone

4. Waste Tracking Number

E0864194

5. Generator's Name and Mailing Address

250 WEST 55TH ST, 17TH FLR
NEW YORK, NY 10019

Generator's Site Address (if different than mailing address)

245 WEST 55TH STREET PROJECT
245 WEST 55TH STREET
NEW YORK, NEW YORK 10019

Generator's Phone:

212-315-1505

6. Transporter 1 Company Name

U.S. EPA ID Number

7. Transporter 2 Company Name

U.S. EPA ID Number

8. Designated Facility Name and Site Address

BAYSHORE SOIL MANAGEMENT
75 CROWS HILL ROAD
KEASBEY, NJ 08832

U.S. EPA ID Number

Facility's Phone:

(732) 728-6000

9. Waste Shipping Name and Description

10. Containers

No.

Type

11. Total
Quantity

12. Unit
Wt./Vol.

1.

NON-HAZ URBAN FILL

2.

3.

4.

13. Special Handling Instructions and Additional Information

BSM 2724-0824

14. GENERATOR'S/OFFEROR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations.

Generator's/Offeor's Printed/Typed Name

Signature

Month Day Year

15. International Shipments

☐

Import to U.S.

☐

Export from U.S.

Port of entry/exit:

Date leaving U.S.:

Transporter Signature (for exports only):

16. Transporter Acknowledgment of Receipt of Materials

Transporter 1 Printed/Typed Name

Henry Valentin

Signature

Signature

Month Day Year

Month Day Year

Transporter 2 Printed/Typed Name

17. Discrepancy

17a. Discrepancy Indication Space

☐

Quantity

☐

Type

☐

Residue

☐

Partial Rejection

☐

Full Rejection

Manifest Reference Number:

U.S. EPA ID Number

17b. Alternate Facility (or Generator)

Facility's Phone:

17c. Signature of Alternate Facility (or Generator)

Month Day

18. Designated Facility Owner or Operator: Certification of receipt of materials covered by the manifest except as noted in Item 17a

Signature

Month Day

Printed/Typed Name

DESIGNATED FACILITY TO GENERATOR

NON-HAZARDOUS
WASTE MANIFEST

1. Generator ID Number

2724-0824

2. Page 1 of

3. Emergency Response Phone

4. Waste Tracking Number

E0864195

5. Generator's Name and Mailing Address

250 WEST 55TH ST, 17TH FLR
NEW YORK, NY 10019

Generator's Site Address (if different than mailing address)

245 WEST 55TH STREET PROJECT
245 WEST 55TH STREET
NEW YORK, NEW YORK 10019

Generator's Phone:

212-215-1505

6. Transporter 1 Company Name

U.S. EPA ID Number

7. Transporter 2 Company Name

U.S. EPA ID Number

8. Designated Facility Name and Site Address

BAYSHORE SOIL MANAGEMENT
75 CROWS HILL ROAD
REASBEY, NJ 08832

U.S. EPA ID Number

Facility's Phone:

(732) 788-6800

9. Waste Shipping Name and Description

10. Containers

11. Total
Quantity

12. Unit
Wt./Vol.

No.

Type

1.

NON-HAZ URBAN FILL

2.

3.

4.

13. Special Handling Instructions and Additional Information

BSN 2724-0824 -

14. GENERATOR'S/OFFEROR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations.

Generator's/Offor's Printed/Typed Name

Signature

Month Day Year

15. International Shipments

☐ Import to U.S.

☐ Export from U.S.

Port of entry/exit:

Date leaving U.S.:

Transporter Signature (for exports only):

16. Transporter Acknowledgment of Receipt of Materials

Transporter 1 Printed/Typed Name

Signature

Month Day Year

Transporter 2 Printed/Typed Name

Signature

Month Day Year

17. Discrepancy

17a. Discrepancy Indication Space

☐ Quantity

☐ Type

☐ Residue

☐ Partial Rejection

☐ Full Rejection

Manifest Reference Number:

U.S. EPA ID Number

17b. Alternate Facility (or Generator)

Facility's Phone:

17c. Signature of Alternate Facility (or Generator)

Month Day Year

18. Designated Facility Owner or Operator: Certification of receipt of materials covered by the manifest except as noted in Item 17a

Signature

Month Day Year

Printed/Typed Name