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**Progress Report No. 6**
**December 2024**
**Reporting Period: November 1 – November 30, 2024**

245 West 55th Street
Block 1027, Lot 7
New York, New York
Brownfield Cleanup Program Site #: C231157

## 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 November 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 October 11, 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. EL mobilized to the Site, with a licensed drilling subcontractor on November 18, 2024. Between November 18 and 21, 2024, seven (7) of the soils borings (SB-1, SB-1D, and SB-3 through SB-7) were installed within the basement of the building on Site. The approximate sample locations are shown on **Figure 3**. The remaining proposed soil boring/monitoring well

(SB-2/MW-2) along the sidewalk in the front of the building, was inaccessible for drilling given the current state of demolition and renovation at the site building and the NYC DOT holiday construction embargo which restricts sidewalk opening between November 15, 2024, through January 2, 2025

During soil boring installation activities, soils were field screened for evidence of impacts (i.e., staining, odors, or elevated Photoionization Detector (PID) readings) prior to sampling. Petroleum odors and staining were observed in the SB/MW-7 boring located in the Former Tank Room. Impacts were primarily observed just above the water table, between 8 to 10 feet below ground surface (ft bgs). Elevated PID readings (maximum reading - 169 ppm) were also observed in this boring. There was no evidence of impacts observed in the remaining soil boring locations (SB-1, SB-1D, and SB-3 through SB-6).

A summary of the RI samples that were collected from the soil borings is shown on the table below, along with the required laboratory analysis per the NYSDEC approved RIWP.

| Sample Name | Sample Depth | Analysis |
|---|---|---|
| SB-1 (0-0.5) | 0-0.5 feet | VOCs |
| SB-1 (1-1.5) | 1-1.5 feet | |
| SB-1 (3-3.5) | 3-3.5 feet | |
| SB-1 (5-5.5) | 5-5.5 feet | |
| SB-1 (7-7.5) | 7-7.5 feet | |
| SB-1 (9-9.5) | 9-9.5 feet | |
| SB-1 (0-2) | 0-2 feet | 1,4-Dioxane, SVOCs, metals (including mercury, trivalent chromium, and hexavalent chromium), PCBs, pesticides, PFAS and cyanide |
| SB-1 (2-4) | 2-4 feet | |
| SB-1 (4-6) | 4-6 feet | |
| SB-1 (6-8) | 6-8 feet | |
| SB-1 (8-10) | 8-10 feet | |
| SB-1D (0-0.5) | 0-0.5 feet | VOCs |
| SB-1D (1-1.5) | 1-1.5 feet | |
| SB-1D (3-3.5) | 3-3.5 feet | |
| SB-1D (5-5.5) | 5-5.5 feet | |
| SB-1D (7-7.5) | 7-7.5 feet | |
| SB-1D (9-9.5) | 9-9.5 feet | |
| SB-1D (0-2) | 0-2 feet | 1,4-Dioxane, SVOCs, metals (including mercury, trivalent chromium, and hexavalent chromium), PCBs, pesticides, PFAS and cyanide |
| SB-1D (2-4) | 2-4 feet | |
| SB-1D (4-6) | 4-6 feet | |
| SB-1D (6-8) | 6-8 feet | |
| SB-1D (8-10) | 8-10 feet | |
| SB-3 (0-0.5) | 0-0.5 feet | VOCs |
| SB-3 (1-1.5) | 1-1.5 feet | |
| SB-3 (3-3.5) | 3-3.5 feet | |
| SB-3 (5-5.5) | 5-5.5 feet | |
| SB-3 (7-7.5) | 7-7.5 feet | |
| SB-3 (9-9.5) | 9-9.5 feet | |
| SB-3 (0-2) | 0-2 feet | 1,4-Dioxane, SVOCs, metals (including mercury, trivalent |
| SB-3 (2-4) | 2-4 feet | |

| Sample Name | Sample Depth | Analysis |
|---|---|---|
| SB-3 (4-6) | 4-6 feet | chromium, and hexavalent chromium), PCBs, pesticides, PFAS and cyanide |
| SB-3 (6-8) | 6-8 feet | |
| SB-3 (8-10) | 8-10 feet | |
| SB-4 (0-0.5) | 0-0.5 feet | VOCs |
| SB-4 (1-1.5) | 1-1.5 feet | |
| SB-4 (3-3.5) | 3-3.5 feet | |
| SB-4 (5-5.5) | 5-5.5 feet | |
| SB-4 (7-7.5) | 7-7.5 feet | |
| SB-4 (0-2) | 0-2 feet | 1,4-Dioxane, SVOCs, metals (including mercury, trivalent chromium, and hexavalent chromium), PCBs, pesticides, PFAS and cyanide |
| SB-4 (2-4) | 2-4 feet | |
| SB-4 (4-6) | 4-6 feet | |
| SB-4 (6-8) | 6-8 feet | |
| SB-5 (0-0.5) | 0-0.5 feet | VOCs |
| SB-5 (3-3.5) | 3-3.5 feet | |
| SB-5 (5-5.5) | 5-5.5 feet | |
| SB-5 (7-7.5) | 7-7.5 feet | |
| SB-5 (0-2) | 0-2 feet | 1,4-Dioxane, SVOCs, metals (including mercury, trivalent chromium, and hexavalent chromium), PCBs, pesticides, PFAS and cyanide |
| SB-5 (2-4) | 2-4 feet | |
| SB-5 (4-6) | 4-6 feet | |
| SB-5 (6-8) | 6-8 feet | |
| SB-6 (0-0.5) | 0-0.5 feet | VOCs |
| SB-6 (1-1.5) | 1-1.5 feet | |
| SB-6 (3-3.5) | 3-3.5 feet | |
| SB-6 (5-5.5) | 5-5.5 feet | |
| SB-6 (7-7.5) | 7-7.5 feet | |
| SB-6 (9-9.5) | 9-9.5 feet | |
| SB-6 (0-2) | 0-2 feet | 1,4-Dioxane, SVOCs, metals (including mercury, trivalent chromium, and hexavalent chromium), PCBs, pesticides, PFAS and cyanide |
| SB-6 (2-4) | 2-4 feet | |
| SB-6 (4-6) | 4-6 feet | |
| SB-6 (6-8) | 6-8 feet | |
| SB-6 (8-10) | 8-10 feet | |
| SB-7 (0-0.5) | 0-0.5 feet | VOCs |
| SB-7 (1-1.5) | 1-1.5 feet | |
| SB-7 (3-3.5) | 3-3.5 feet | |
| SB-7 (5-5.5) | 5.5-6 feet | |
| SB-7 (7-7.5) | 7-7.5 feet | |
| SB-7 (7-7.5) | 8.5-9 feet | |
| SB-7 (9-9.5) | 9-9.5 feet | |
| SB-7 (0-2) | 0-2 feet | 1,4-Dioxane, SVOCs, metals (including mercury, trivalent chromium, and hexavalent chromium), PCBs, pesticides, PFAS and cyanide |
| SB-7 (2-4) | 2-4 feet | |
| SB-7 (4-6) | 4-6 feet | |
| SB-7 (6-8) | 6-8 feet | |
| SB-7 (8-10) | 8-10 feet | |

Additionally, Laboratory Quality Assurance/Quality Control (QA/QC) samples per the NYSDEC approved RIWP were also collected. The QA/QC samples consisted of trip blanks, field blanks, field duplicates, and Matrix Spike/Matrix Spike Duplicates (MS/MSD). EL is still awaiting final results from the laboratory.

Following the collection of the RI soil samples, monitoring wells MW-1 and MW-3 through MW-7 were installed and screened 5 to 15 ft bgs. MW-1D was installed and screened 22.5 to 27.5 ft bgs. The monitoring wells were developed by the drilling subcontractor. Groundwater sampling activities took place on December 4 and 5, 2024 and will be detailed in the next monthly progress report for the December 1 through December 31, 2024 reporting period.

Excess soils generated during the RI drilling activities and monitoring well development and sampling purge water were drummed for proper disposal.

As there were no co-located residences or facilities, and the building is currently vacant, no Community Air Monitoring Program (CAMP) activities were conducted for the interior soil boring/monitoring well installation, per the NYSDEC approved RIWP. However, in accordance with the NYSDEC CAMP guidance and the NYSDEC approved CAMP, any potentially exposed individuals were kept at a safe distance greater than 20 feet from the RI activities.

No visually observed dust or particulates were generated from the RI activities. While PID readings were detected while directly screening the soils in SB/MW-7, no PID readings were observed in the breathing zone or in the basement work area above 5 ppm total VOC CAMP action level.

**Courtyard Post Excavation Samples**

A total of three (3) post-excavation soil samples, identified as PE-1, PE-2, and PE-B, were collected from the courtyard area on November 18, 2024. The approximate sample locations are shown on **Figure 3**. Samples PE-1 and PE-2 were collected from the western and southern sidewalls, and sample PE-B was collected from the bottom of the excavation. In accordance with the NYSDEC's October 2, 2024, comment letter, no post excavation samples were collected from the two side walls that run along the exterior site boundary (i.e., the northern and eastern sidewalls).

A summary of the Courtyard post excavation samples that were collected is shown on the table below, along with the required laboratory analysis per the NYSDEC approved RIWP.

| Sample Name | Sample Depth | Analysis |
|---|---|---|
| PE-1 (0-0.5) | 0-0.5 feet | VOCs, 1,4-Dioxane, SVOCs, metals (including mercury, trivalent chromium, and hexavalent chromium), PCBs, pesticides, PFAS and cyanide. Note: VOC samples were collected a few inches below ground surface (approx. 3-6 in) to account for potential volatilization from the surface. |
| PE-2 (0-0.5) | 0-0.5 feet | |
| PE-B (0-0.5) | 0-0.5 feet | |

**Reporting**

- On November 8, 2024, EL submitted a revised Vapor Intrusion Investigation Summary Report, pursuant to a NYDSEC comment letter dated October 25, 2024.
- On November 13, 2024, EL submitted a revised Vapor Intrusion Investigation Summary Report, pursuant to NYDSEC email correspondence dated November 12, 2024.
- EL submitted daily reports to NYSDEC documenting the RI activities conducted November 18-21, 2024.
- On November 25, 2024, NYSDEC issued a letter approving the Vapor Intrusion Investigation Summary Report (Revised November 2024).
- On November 26, 2024, EL provided email correspondence of the required 7-day notification to NYSDEC for groundwater sampling activities, scheduled to begin on December 4, 2024.

## 3.0 Activities Anticipated for the Next Reporting Period

Activities anticipated for the next reporting period include the following:

- Groundwater sampling, in accordance with the NYSDEC approved RIWP, for the seven newly installed monitoring wells. This includes six (6) shallow wells and 1 deep monitoring well.
- Survey of the newly installed monitoring wells.

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

NYSDEC conducted a Site Inspection, during the RI activities, on November 19, 2024. While on Site, the location of the proposed sidewalk soil boring/monitoring well (SB/MW-2) was discussed, as it related to current building construction activities, scaffolding, sidewalk barriers, and the required pedestrian traffic pattern. NYSDEC verbally approved that EL could shift the proposed location, as needed, based on the Site constraints and location of utilities. However, the new proposed location will generally remain within 10-15 feet of the original proposed location.

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

The final laboratory analytical results of the RI soil samples are pending. Upon receipt, the laboratory data packages will be submitted to the project Quality Assurance Officer (QAO) for data validation.

## 6.0 Information Regarding Project Schedule and Completion

Remedial Investigation activities were completed November 18-21, 2024, with the installation of seven (7) of the collocated soil boring and monitoring well locations inside the building. An additional proposed collocated soil boring and monitoring well location, along the sidewalk in the

front of the building (SB/MW-2), was inaccessible for drilling given the current state of demolition and renovation at the site building.

Groundwater sampling of the seven newly installed monitoring wells is anticipated to begin on December 4, 2024.

Drilling activities to install the last collocated soil boring and monitoring well (SB/MW-2) is anticipated to be conducted during the 1st Quarter 2025. 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

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.


NEW YORK
QUADRANGLE LOCATION

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

## GRAPHIC SCALE

0 1,000 2,000 4,000

( IN FEET )

N
W E
S

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

PM File: 245W55_ManhattenNY-F1_SLM.mxd

LEGEND

APPROXIMATE SITE BOUNDARY

PARCEL BOUNDARY

Block: 1027
Lot: 63

Block: 1027
Lot: 60

Italia D.
Block: 1027
Lot: 160

Kozinn 238 LLC
Block: 1027
Lot: 58

236 West 56th
RealtyCRP
Block: 1027
Lot: 57

Block: 1027
Lot: 56

One-Story Brick
Building

Yard

Block: 1027
Lot: 104

Block: 1027
Lot: CA

Block: 1027
Lot: 103

Block: 1027
Lot: 103

Block: 1027
Lot: 101

Block: 1027
Lot: 102

Block: 1027
Lot: 5

Japas
Enterprises Inc.
Block: 1027
Lot: 6

Twelve-Story
Brick Building
Block: 1027
Lot: 7

Block: 1027
Lot: 9

Block: 1027
Lot: 2

Block: 1027
Lot: 1

Eleven-Story
Brick Building

Concrete Sidewalk

Concrete Sidewalk

Eighth Avenue

W. 55 th Street

GRAPHIC SCALE

0 10 20 40

( IN FEET )

Environmental LOGIC
15 Princess Road, Suite K
Lawrenceville, NJ 08648

| | | |
|---|---|---|
| SCALE: AS SHOWN | | PROJECT # 23-0001 |
| DATE: 6/15/23 | | |
| DRAWN BY: PM | CHECKED BY: BM | |

SITE MAP
245 WEST 55TH STREET
BLOCK 1027, LOT 7
MANHATTAN, NEW YORK

FIGURE # 2

File: X:\Environmental Logic\Manhatten_NY\245W55thStreet\Drawings\245W55_ManhattenNY.dwg, F2_SM

LEGEND

APPROXIMATE SITE BOUNDARY

PARCEL BOUNDARY

TW — PREVIOUSLY INSTALLED TEMPORARY WELL POINT (2023)

SB/MW — PROPOSED MONITORING WELLS WITH CO-LOCATED SOIL SAMPLES

PROPOSED COURTYARD POST EXCAVATION SAMPLE LOCATIONS

Block: 1027 Lot: 63

Block: 1027 Lot: 60

Block: 1027 Lot: 160

Block: 1027 Lot: 58

Block: 1027 Lot: 57

Block: 1027 Lot: 56

Block: 1027 Lot: CA

Block: 1027 Lot: 104

Block: 1027 Lot: 103

Block: 1027 Lot: 103

Block: 1027 Lot: 101

Block: 1027 Lot: 102

Block: 1027 Lot: 5

Block: 1027 Lot: 6

Block: 1027 Lot: 2

Block: 1027 Lot: 1

Block: 1027 Lot: 7

Block: 1027 Lot: 9

Eighth Avenue

W. 55 th Street

PE-1

PE-B

PE-2

Crack to Exterior

SB/MW-3

Courtyard

Open Vent to Exterior

Stairs

AC Room

SB/MW-4

Vault-1

TWP-4

Vault-2

Vault-3

SB/MW-5

Vault-4

Air Compressor

TWP-2

Freight Elevator

Work Shop

TWP-3

Stairs

Hydraulic Oil Staining On Suspended Base of Passenger Elevator Shaft

SB/MW-6

Pass Elevator

Shaft

HW

HW

Boiler Room

12" Diameter Floor Drain

1.5' x 1 Trench Drain

Stored Chemical Containers

Storage Area

SB/MW-1D

TWP-1

TWP-5

SB/MW-1

Tank Room

SB/MW-7

Main Electric Room

SB/MW-2

Door

Garage Door

GRAPHIC SCALE

0 10 20 40

( IN FEET )

| | | |
|---|---|---|
| Environmental LOGIC<br>15 Princess Road, Suite K<br>Lawrenceville, NJ 08648 | SCALE: AS SHOWN<br>DATE: 10/2/24<br>DRAWN BY: PM<br>CHECKED BY: LM | PROJECT # 23-0001 |
| SITE MAP WITH PROPOSED SOIL BORING AND MONITORING WELL LOCATIONS<br>245 WEST 55TH STREET<br>MANHATTAN, NEW YORK | | FIGURE 3 |

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