

Progress Report No. 8
February 2025
Reporting Period: January 1 – January 31, 2025

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 January 31, 2025. 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

SB-2/Monitoring Well Installation

As previously reported to NYSDEC, soil boring/monitoring installation activities and sampling activities for SB-1/MW-1, SB-1D/MW-1D, and SB-3/MW-3 through SB-7/MW-7 were completed between November and December 2024. The installation of SB-2/MW-2, proposed to be on the sidewalk, was delayed due to the NYC embargo on street opening during the Christmas/New Year holiday season.

During a virtual meeting on January 15, 2025, EL discussed shifting the originally proposed MW-2 location to the east based on the observed groundwater flow direction to further facilitate downgradient delineation to the south of MW-7.

On January 23, 2025, EL mobilized to the Site with a drilling contractor to install SB-2/MW-2. However, the soil boring/monitoring well could not be installed due to equipment issues. NYSDEC was notified, and the field activities were rescheduled.

On January 30, 2025, EL remobilized to the Site with the driller to install SB-2/MW-2. Based on the available Site plans, this location was assumed to be beyond the area where the basement extends beneath the sidewalk and was the only feasible drilling location due to the positioning of scaffolding and barricades associated with the building's demolition and renovation. However, once the concrete sidewalk was penetrated, it became apparent that this location was directly above the southernmost basement wall. Based on the location of the southern basement wall, its footing likely extends to the curblin, meaning that any well installed south of this wall would require off-site access.

The drill rig was then relocated to the basement to attempt to drill a monitoring well downgradient of MW-7, in the southeast corner of the building. This proposed location was within 15 feet of the NYSDEC approved MW-2 sidewalk location. However, concrete foundation/footings were encountered, making drilling unfeasible at this location.

Ultimately, SB-2/MW-2 was installed in the southeast corner of the building, downgradient of MW-1/MW-1D and down/side gradient of MW-7. Monitoring well MW-2 was installed and screen 5 to 15 feet bs. This monitoring well will be sampled in February 2025, along with the other wells on Site, and general sampling details will be reported in the next monthly progress report for the February 2025 reporting period.

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. Minor odors were observed in the SB-2/MW-2 boring, primarily just above the water table, between 8 to 10 feet below the basement slab (bs). Elevated PID readings (maximum reading – 49.5 ppm) were also observed in this boring.

A summary of the RI samples that were collected from the soil boring SB-2 is shown on the table below, along with the required laboratory analysis per the NYSDEC approved RIWP.

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

Sample Name	Sample Depth	Analysis
SB-2 (8-10)	8-10 feet	chromium), PCBs, pesticides, PFAS and cyanide

Additionally, Laboratory Quality Assurance/Quality Control (QA/QC) samples per the NYSDEC approved RIWP were also collected. The QA/QC samples consisted of a trip blank, field blank, field duplicate, and Matrix Spike/Matrix Spike Duplicate (MS/MSD). EL is currently awaiting results from the laboratory.

The Community Air Monitoring Program (CAMP), detailed in Appendix 7, of the previously approved Remedial Investigation Workplan (RIWP) was initiated during outdoor drilling activities during attempts to install SB-2/MW-2 outdoors. Procedures were conducted in accordance with the NYSDEC approved CAMP. A daily report was submitted on January 31, 2025, which included air monitoring readings during outdoor intrusive work. 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

The following reports were submitted to NYSDEC during January 2025 reporting period.

- Daily report to NYSDEC documenting the remedial investigation activities conducted January 30, 2025.
- Draft Remedial Investigation Report (RIR) documenting the remedial investigation activities, on February 6, 2025.
- Change in Use Notification for the installation of structural supports related to the building renovation activities, on February 6, 2025.

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 newly installed monitoring well (MW-2) and the seven previously installed monitoring wells. This includes seven (7) shallow wells and one (1) deep well.
- Survey the location and elevation of the newly installed monitoring well (MW-2).
- EL is preparing an Interim Remedial Measure (IRM) Workplan to detail the design and scope of installation of a sub-slab depressurization system (SSDS) and vapor barrier beneath the building. EL anticipates submitting this IRM Workplan to NYSDEC and NYSDOH in February 2025.

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



As noted in the previous monthly report for December 2024, EL proposed shifting the soil boring/monitoring well (SB-2/MW-2) to a downgradient location based on measured ground water flow direction. Groundwater level measurements indicate a southeasterly groundwater flow direction, so the proposed location shifted from the southwestern corner of the site to the southeastern corner of the site.

Multiple attempts were made to install the remaining soil boring/monitoring well (SB-2/MW-2) along the sidewalk in front of the building. The basement extends beneath a large portion of the sidewalk, and the remaining portions of the sidewalk are inaccessible due to the likely presence of wall footings beneath this area and the positioning of scaffolding and barricades associated with the demolition and renovation ongoing at the Site building.

As discussed with NYSDEC on January 30, 2025, SB-2/MW-2 was installed in the southeast corner of building, downgradient of MW-1/MW-1D and down/side gradient of MW-7.

5.0 Results of Sampling, Testing and Other Relevant Data

The final laboratory analytical results were received for the November and December 2024 RI soil samples and the groundwater samples. These laboratory data packages were submitted to the project Quality Assurance Officer (QAO) for data validation. The validated results are summarized in the draft RIR submitted to NYSDEC on February 6, 2025.

The final laboratory analytical results of the RI soil samples for SB-2 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

The Remedial Investigation portion of the project is 90 percent complete. The Remedial Investigation report will be submitted after validation of the soil and groundwater data for samples being collected in February 2025.

A Remedial Action Work Plan will be prepared proposing the selected remedial action for soil and groundwater contaminants identified during the Remedial Investigation.

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.





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

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