

**Progress Report No. 9**  
**March 2025**  
**Reporting Period: February 1 – February 28, 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 55<sup>th</sup> Street, Manhattan, New York (the Site) through February 28, 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 55<sup>th</sup> 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 12<sup>th</sup> 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**

### **Groundwater Sampling**

As previously reported to NYSDEC, soil boring/monitoring well 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.



MW-2 was installed on January 30, 2025, in the southeast corner of the basement, downgradient of MW-1/MW-1D and down/side gradient of MW-7. MW-2 is in the utility vault along West 55<sup>th</sup> Street which is beyond the property line and is off-site.

Groundwater sampling activities were conducted on February 12 and February 13, 2025. On February 12, 2025, monitoring wells MW-1D, MW-3, MW-4, MW-5, and MW-7 were sampled via low flow purge procedures in accordance with the NYSDEC approved RIWP. On February 13, 2025, the remaining monitoring wells MW-1, MW-2, and MW-6 were sampled via low flow purge procedures.

Prior to purging and sample collection, a synoptic round of water level measurements was collected. A NY licensed surveyor was on Site to survey the new monitoring well MW-2 location and casing elevation. The surveyed well elevations and water level measurements were used to calculate groundwater flow direction. The monitoring well locations and calculated groundwater flow direction on February 12 are shown in **Figure 3**.

A summary of the samples collected from the monitoring wells in February is shown on the table below, along with the required laboratory analysis per the NYSDEC approved RIWP. The monitoring wells previously sampled in December 2024 were resampled for VOCs (the Site contaminants of concern) and hexavalent chromium. The laboratory did not meet the 24-hour holding time for hexavalent chromium, and the analytical data was subsequently rejected by the project Quality Assurance Officer (QAO). The sample from MW-2 was analyzed for the full suite of parameters listed in the NYSDEC approved RIWP.

Sample Name	Analysis
MW-1	VOCs and hexavalent chromium
MW-1D	VOCs and hexavalent chromium
MW-2	VOCs, 1,4-Dioxane, SVOCs, metals (including mercury, trivalent chromium, and hexavalent chromium), PCBs, pesticides, PFAS, and cyanide
MW-3	VOCs and hexavalent chromium
MW-4	VOCs and hexavalent chromium
MW-5	VOCs and hexavalent chromium
MW-6	VOCs and hexavalent chromium
MW-7	VOCs and hexavalent chromium

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).

Sample Name	Analysis
Trip Blank (February 12, 2025)	VOCs
Trip Blank (February 13, 2025)	VOCs



Sample Name	Analysis
Matrix Spike/Matrix Spike Duplicate (MS/MSD) at MW-2	VOCs, 1,4-Dioxane, SVOCs, metals (including mercury, trivalent chromium, and hexavalent chromium), PCBs, pesticides, PFAS, and cyanide
Field Blank	VOCs, 1,4-Dioxane, SVOCs, metals (including mercury, trivalent chromium, and hexavalent chromium), PCBs, pesticides, PFAS, and cyanide
Field Duplicate at MW-2	VOCs, 1,4-Dioxane, SVOCs, metals (including mercury, trivalent chromium, and hexavalent chromium), PCBs, pesticides, PFAS, and cyanide

## **Reporting**

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

- Daily reports to NYSDEC documenting the groundwater sampling activities conducted February 12 and February 13, 2025.
- Draft Remedial Investigation Report (RIR) documenting the remedial investigation activities, on February 6, 2025.
- Change of Use Notification for the installation of structural supports related to the building renovation activities, on February 6, 2025.
- NYSDEC sent a request for additional information with respect to the Change of Use Notification on February 27, 2025.
- EL submitted a response to NYSDEC providing the additional requested information on February 28, 2025.

### **3.0 Activities Anticipated for the Next Reporting Period**

Activities anticipated for the next reporting period include the following:

- EL is updating the Draft RIR to incorporate the installation of SB-2/MW-2 and the subsequent results of soil and groundwater sampling. EL anticipates submitting a revised Draft RIR to NYSDEC and NYSDOH in late March 2025 or early April 2025.
- EL is preparing a Remedial Action Workplan (RAW) to propose the selected remedial actions for soil, groundwater, and soil vapor. EL anticipates submitting the Draft RAW in March 2025.
- As discussed in Section 4.0 below, NYSDEC requested the installation of an additional well in the southwestern corner of the property during a conference call on February 28, 2025, to complete the remedial investigation. Drilling activities are tentatively scheduled for March 24, 2025, to install the collocated soil boring and monitoring well (SB-8/MW-8). NYSDEC will be updated on all scheduled field activities.



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

During a call on February 28, 2025, NYSDEC requested an additional boring/monitoring well location to complete the RI activities. A new soil boring/monitoring well (SB-8/MW-8) is proposed to be installed in or beyond the utility vault in the southwest corner of the property. The final location will be determined based on drill rig accessibility and the location of nearby utilities.

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

The final laboratory analytical results were received for the January 2025 RI soil samples for SB-2 and the February 2025 groundwater samples. These laboratory data packages were submitted to the project data Quality Assurance Officer (QAO) for validation. The results of the January 2025 RI soil samples for SB-2 and the February 2025 groundwater samples will be sent to NYSDEC next month after validation is completed.

A final Remedial Investigation Report (RIR) will be submitted, pending installation and receipt of sampling results from the additional well requested by NYSDEC.

#### **6.0 Information Regarding Project Schedule and Completion**

The Remedial Investigation portion of the project is 95 percent complete. A revised draft Remedial Investigation report will be submitted after validation of the soil and groundwater data for samples collected in February 2025 is completed.

A Remedial Action Work Plan is being prepared proposing the selected remedial actions for on-site soil, groundwater, and soil vapor 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.

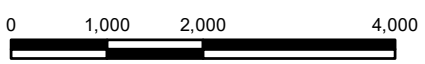


**SITE LOCATION**



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

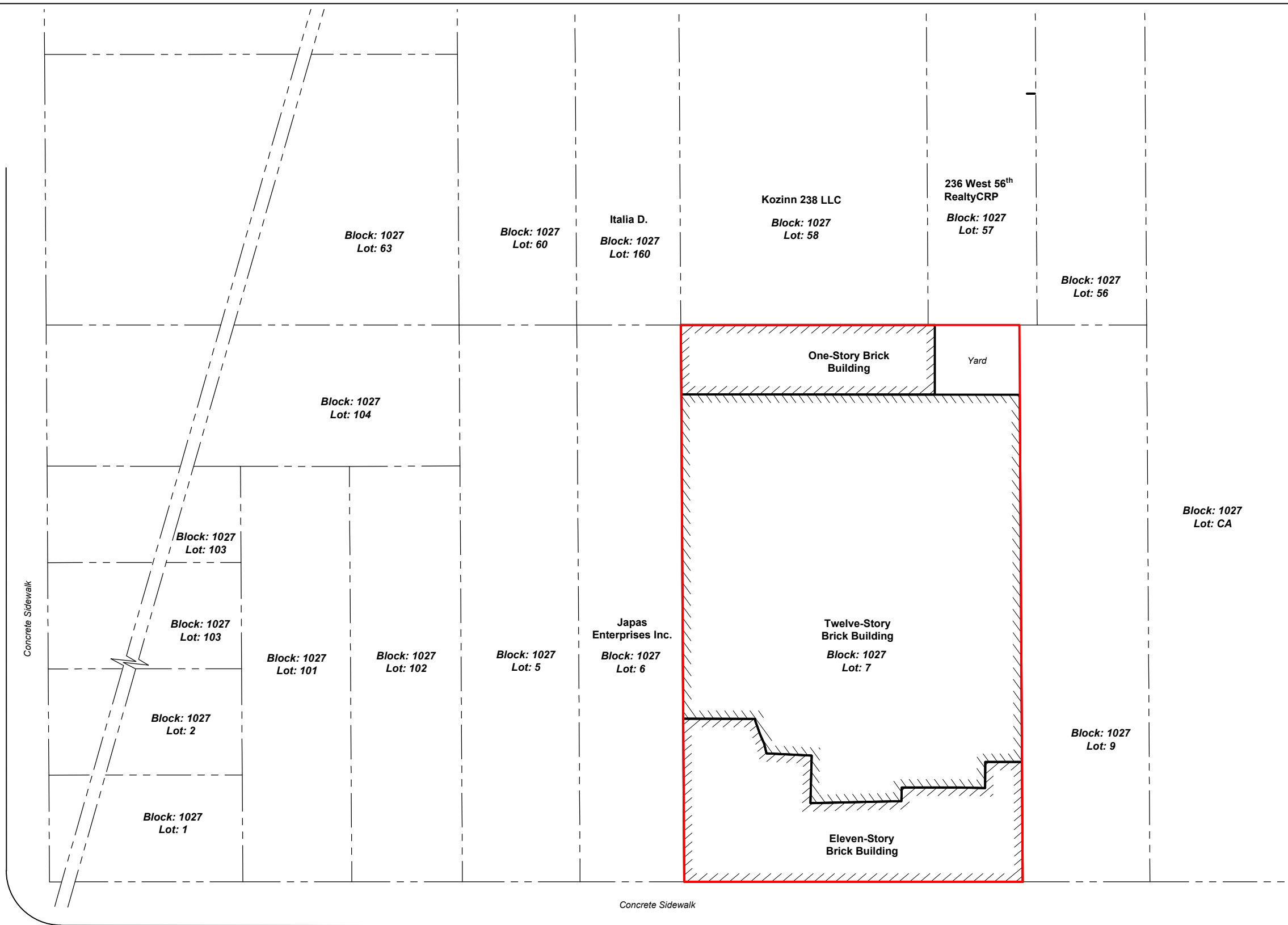
Scale:	AS SHOWN	PROJECT:	23-0001
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Drawn By:	PM		
Checked By:	BM		

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

FIGURE #  
1

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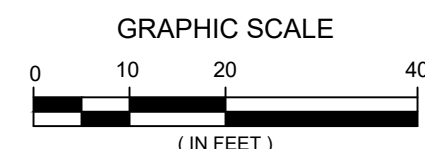
**Eighth Avenue**



**LEGEND**

— APPROXIMATE SITE BOUNDARY

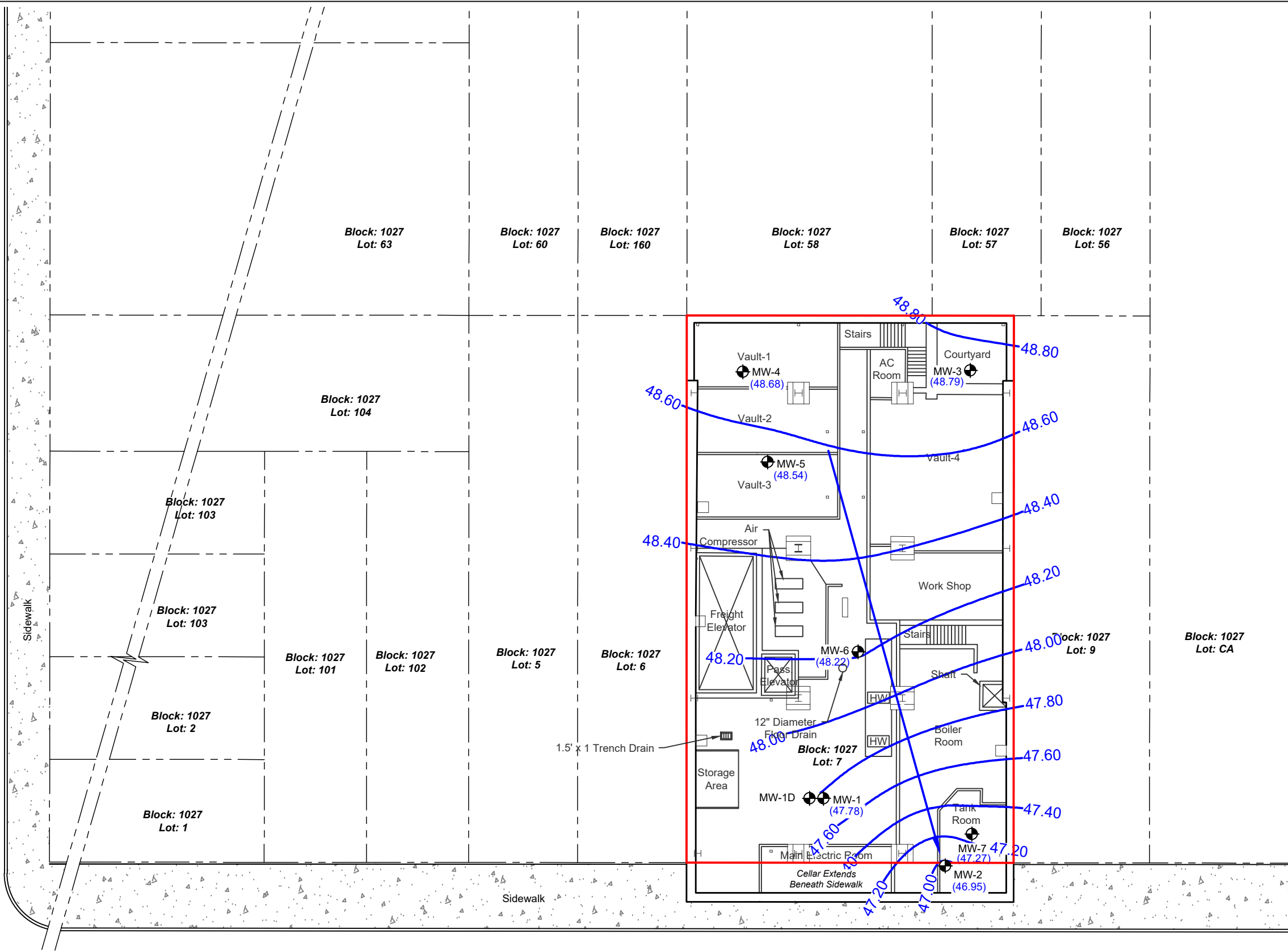
- - - PARCEL BOUNDARY



<p>15 Princess Road, Suite K Lawrenceville, NJ 08648</p>	SCALE: AS SHOWN	PROJECT #
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SITE MAP 245 WEST 55TH STREET BLOCK 1027, LOT 7 MANHATTAN, NEW YORK		FIGURE #
		2

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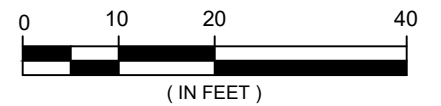
Eighth Avenue



- LEGEND**
- APPROXIMATE SITE BOUNDARY
  - - - - - PARCEL BOUNDARY
  - TWP-1 ⊕ PREVIOUSLY INSTALLED TEMPORARY WELL POINT (2023)
  - MW-1 ⊕ MONITORING WELL
  - GROUNDWATER ELEVATION CONTOUR
  - GROUNDWATER FLOW DIRECTION
  - (48.22) GROUNDWATER ELEVATION IN FEET



GRAPHIC SCALE



W. 55 th Street

<p>15 Princess Road, Suite K Lawrenceville, NJ 08648</p>	SCALE: AS SHOWN	PROJECT #
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GROUNDWATER ELEVATION CONTOURS FEBRUARY 12, 2025 245 WEST 55TH STREET MANHATTAN, NEW YORK		FIGURE #
		3