

**Monthly Progress Report No. 10**  
**April 2025**  
**Reporting Period: March 1 – March 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 55<sup>th</sup> Street, Manhattan, New York (the Site) through March 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. NYSDEC also approved a Change of Use notification related to construction activities on March 26, 2025. This progress report includes a summary of activities conducted in accordance with these approvals.

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**

### **SB-8/MW-8 Monitoring Well Installation**

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. Soil boring/monitoring well installation activities for SB-



2/MW-2 and subsequent groundwater sampling activities, were completed between January and February 2025.

During a conference call on February 28, 2025, NYSDEC requested an additional monitoring well to be installed off-site in the sidewalk beyond the southwest corner of the property boundary, for completion of the remedial investigation.

On March 28, EL mobilized to the Site with a licensed driller to install SB-8/MW-8. A utility mark out was conducted in the work area prior to the commencement of drilling activities. Based on the available Site plans, this location was assumed to be beyond the area where the basement extends off-site beneath the sidewalk and was the only feasible drilling location due to the positioning of the scaffolding and barricades associated with the building’s demolition and renovation.

SB-8/MW-8 was successfully installed in the off-site location in the sidewalk adjacent to the southwestern corner of the Site building. Monitoring well MW-8 was screened from 20 to 30 feet bg (below ground surface). This monitoring will be sampled in April 2025, and general sampling details will be reported in the next monthly progress report for the April 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. No evidence of impacts was observed throughout the soil boring. A summary of the RI samples that were collected from the soil boring SB-8 is shown on the table below, along with the required laboratory analysis per the NYSDEC approved RIWP.

Sample Name	Sample Depth	Analysis
SB-8 (5-5.5)	5-5.5 feet	VOCs
SB-8 (7-7.5)	7-7.5 feet	
SB-8 (9-9.5)	9-9.5 feet	
SB-8 (11-11.5)	11-11.5 feet	
SB-8 (13-13.5)	13-13.5 feet	
SB-8 (15-15.5)	15-15.5 feet	
SB-8 (17-17.5)	17-17.5 feet	
SB-8 (19-19.5)	19-19.5 feet	
SB-8 (21-21.5)	21-21.5 feet	
SB-8 (23-23.5)	23-23.5 feet	
SB-8 (4-6)	4-6 feet	1,4-Dioxane, SVOCs, metals (including mercury, trivalent chromium, and hexavalent chromium), PCBs, pesticides, PFAS and cyanide
SB-8 (6-8)	6-8 feet	
SB-8 (8-10)	8-10 feet	
SB-8 (10-12)	10-12 feet	
SB-8 (12-14)	12-14 feet	
SB-8 (14-16)	14-16 feet	
SB-8 (16-18)	16-18 feet	
SB-8 (18-20)	18-20 feet	
SB-8 (20-22)	20-22 feet	
SB-8 (22-24)	22-24 feet	



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 NYSDEC approved RIWP, was initiated during the outdoor drilling activities to install SB-8/MW-8. Procedures were conducted in accordance with the NYSDEC approved CAMP. A daily report was submitted following the well installation activities and included air monitoring readings collected during the outdoor intrusive work. Visually observed dust was generated during saw cutting of the sidewalk prior to the start of drilling. An elevated PM reading ( $751 \mu\text{g}/\text{m}^3$ ) was observed during the saw-cutting, and this did exceed the action level of  $150 \mu\text{g}/\text{m}^3$  above background. Water was subsequently used to suppress the concrete dust. The PM readings were below the action level after completion of the saw-cutting for the remainder of the workday. There were no readings above the 5-ppm total VOC CAMP action level. CAMP activities ceased after drilling and monitoring well development activities were completed for the day.

### **Pile Installation and CAMP Oversight**

As noted in the previous monthly report for February 2025, EL submitted a Change of Use application seeking approval to proceed with installation of structural support steel pipe piles and caissons to facilitate redevelopment at the Site. EL submitted the Change of Use application on February 6, 2025, and provided additional requested information to NYSDEC on February 28, 2025. On March 26, 2025, NYSDEC sent approval to proceed with these activities, which are currently taking place in the basement of the current Site building.

The structural support pile and caisson installation activities commenced on April 1, 2025. These activities have been and will be further documented in daily reports and in the next monthly report for the April reporting period. As requested by NYSDEC, the CAMP, detailed in Appendix 7 of the NYSDEC approved RIWP, is being implemented during these activities. Air monitoring procedures are being conducted in accordance with the NYSDEC approved CAMP.

### **Reporting**

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

- Daily report to NYSDEC documenting the remedial investigation activities conducted March 28, 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-8). A synoptic round of water level measurements will be collected to model groundwater flow with all Site monitoring wells.
- EL is updating the RIR to incorporate the installation of SB-8/MW-8 and the subsequent results of soil and groundwater sampling. EL anticipates submitting a final RIR to NYSDEC and NYSDOH in Late April 2025 or early May 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 Late April 2025 or early May 2025.

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

As noted in the previous monthly report for February 2025, NYSDEC requested an additional boring/monitoring well location to complete the RI activities during a call on February 28, 2025. The new soil boring/monitoring well (SB-8/MW-8) was installed on March 28, 2025.

### **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 are summarized in the attached Figures 3 through 7.

EL is awaiting final laboratory analytical results for the March 2025 RI soil samples for SB-8. This laboratory data package will be submitted to the QAO for validation. The results of the March 2025 RI soil samples will be included in the next monthly report after data validation is complete.

A revised Remedial Investigation Report (RIR) will be submitted, pending receipt of validated sampling results from the additional well MW-8 requested by NYSDEC.

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

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

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.



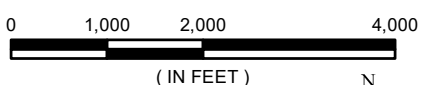


**SITE LOCATION**



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

**GRAPHIC SCALE**



**Environmental LOGIC**

11 Princess Road Suite B,  
Lawrenceville, NJ 08648

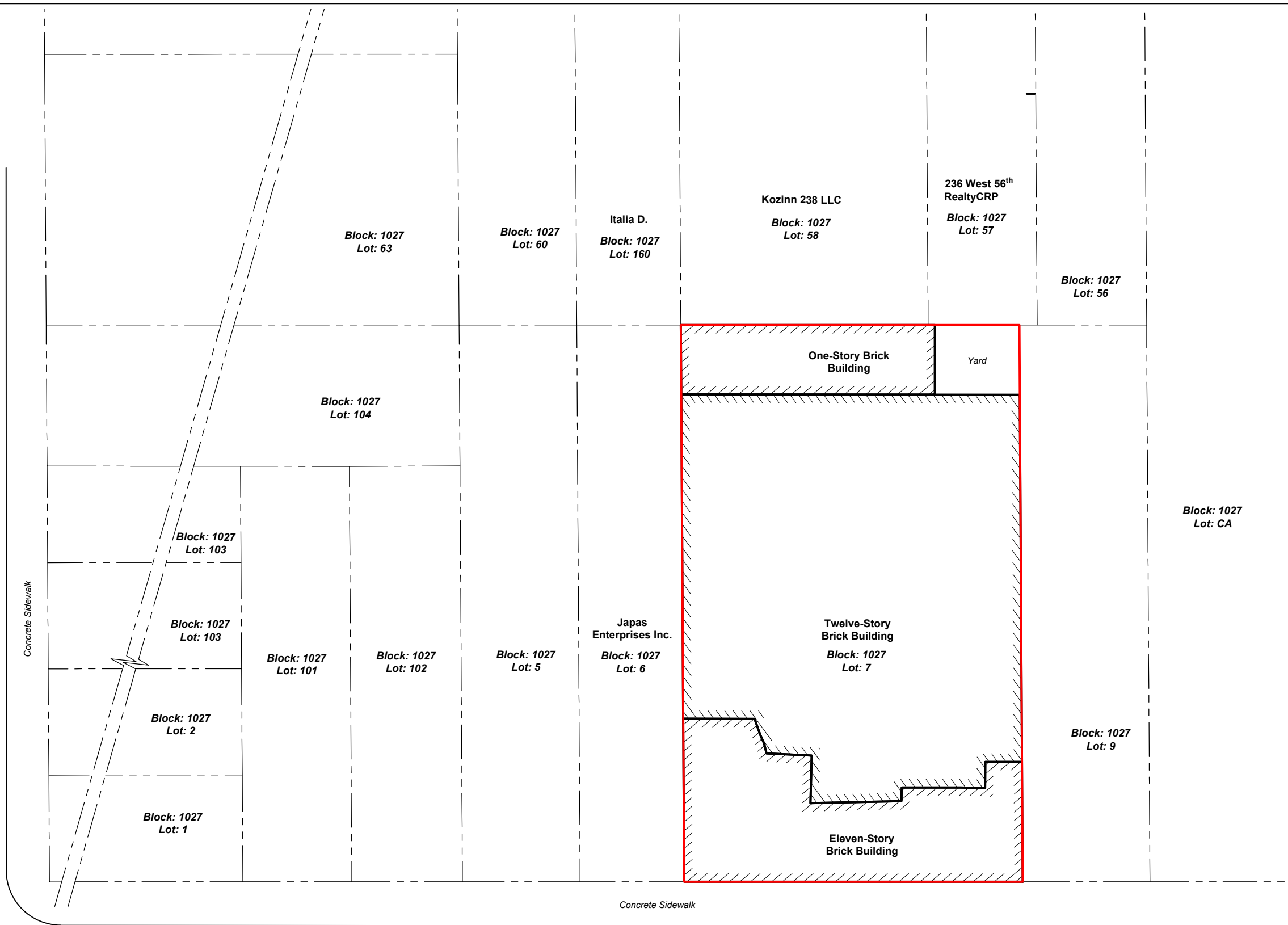
Scale:	AS SHOWN	PROJECT:	23-0001
Date:	6/14/23		
Drawn By:	PM		
Checked By:	BM		

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

FIGURE #  
1

File: X:\Environmental\logic\Manhattan - NY\245 West 55th Street\Drawings\245 West 55th Street.dwg: F2\_SM

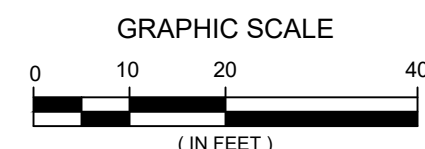
**Eighth Avenue**



**LEGEND**

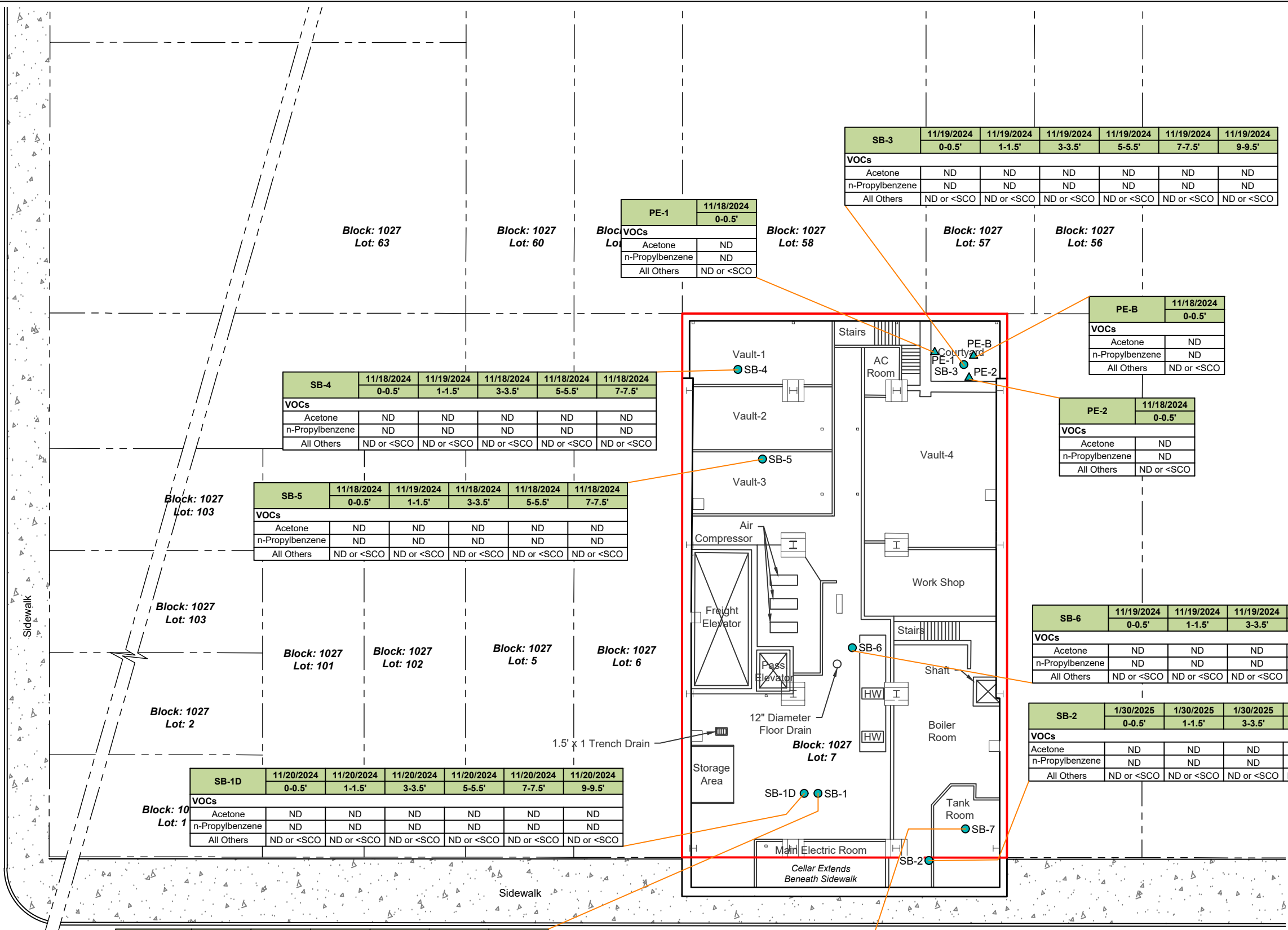
— APPROXIMATE SITE BOUNDARY

- - - PARCEL BOUNDARY



<p>15 Princess Road, Suite K Lawrenceville, NJ 08648</p>	SCALE: AS SHOWN	PROJECT #
	DATE: 6/15/23	23-0001
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	CHECKED BY: BM	
SITE MAP 245 WEST 55TH STREET BLOCK 1027, LOT 7 MANHATTAN, NEW YORK		FIGURE #
		2

Eighth Avenue



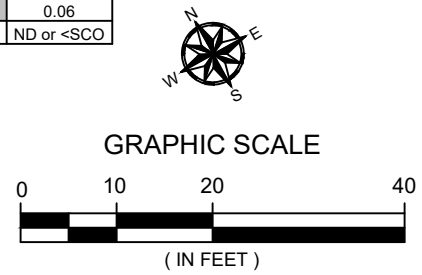
**LEGEND**

- APPROXIMATE SITE BOUNDARY
- PARCEL BOUNDARY
- SB-1 SOIL BORING
- ▲ PE-B COURTYARD POST EXCAVATION SAMPLE

**NOTES:**

- ALL RESULTS REPORTED IN MILLIGRAM PER KILOGRAM (MG/KG)
- 10 RESULTS EXCEED UUSCO
- 10 RESULTS EXCEED RRUSCO
- 10 RESULTS EXCEED PGWSC
- SCO SOIL CLEANUP OBJECTIVE
- VOC VOLATILE ORGANIC COMPOUND
- J THE RESULT IS LESS THAN THE DETECTION LIMIT, BUT GREATER THAN ZERO
- ~ NOT ANALYZED
- ND ANALYZED FOR BUT NOT DETECTED AT THE MDL
- NS NO APPLICABLE STANDARD
- TICs TENTATIVELY IDENTIFIED COMPOUNDS

Compound	Part 375 - Unrestricted Use Soil Cleanup Objectives (UUSCO)	Part 375 - Restricted-Residential Use Soil Cleanup Objective (RRUSCO)	Part 375 - Restricted Use Cleanup Objective - Protection of Groundwater (PGWSC)
<b>VOCs</b>			
Acetone	0.05	100	0.05
n-Propylbenzene	3.9	100	3.9



SB-1	11/20/2024					
	0-0.5'	1-1.5'	3-3.5'	5-5.5'	7-7.5'	9-9.5'
<b>VOCs</b>						
Acetone	ND	ND	ND	ND	ND	ND
n-Propylbenzene	ND	ND	ND	ND	ND	ND
All Others	ND or <SCO	ND or <SCO	ND or <SCO	ND or <SCO	ND or <SCO	ND or <SCO

SB-7	11/19/2024										
	0-0.5'	1-1.5'	3-3.5'	5.5-6'	7-7.5'	8.5-9'	9.5-10'	16.5-17'	16.5-17'	19.5-20'	
<b>VOCs</b>											
Acetone	ND	ND	ND	0.0089 J	0.018	ND	ND	0.061	0.045	ND	
n-Propylbenzene	0.0003 J	ND	ND	0.00036 J	1.8	10	3.1	ND or <SCO	~	~	
All Others	ND or <SCO	ND or <SCO	ND or <SCO	ND or <SCO	ND or <SCO	ND or <SCO	ND or <SCO	ND or <SCO	ND or <SCO	ND or <SCO	

SB-3	11/19/2024					
	0-0.5'	1-1.5'	3-3.5'	5-5.5'	7-7.5'	9-9.5'
<b>VOCs</b>						
Acetone	ND	ND	ND	ND	ND	ND
n-Propylbenzene	ND	ND	ND	ND	ND	ND
All Others	ND or <SCO	ND or <SCO	ND or <SCO	ND or <SCO	ND or <SCO	ND or <SCO

PE-B	11/18/2024	
	0-0.5'	
<b>VOCs</b>		
Acetone	ND	ND
n-Propylbenzene	ND	ND
All Others	ND or <SCO	ND or <SCO

PE-2	11/18/2024	
	0-0.5'	
<b>VOCs</b>		
Acetone	ND	ND
n-Propylbenzene	ND	ND
All Others	ND or <SCO	ND or <SCO

SB-4	11/18/2024				
	0-0.5'	1-1.5'	3-3.5'	5-5.5'	7-7.5'
<b>VOCs</b>					
Acetone	ND	ND	ND	ND	ND
n-Propylbenzene	ND	ND	ND	ND	ND
All Others	ND or <SCO	ND or <SCO	ND or <SCO	ND or <SCO	ND or <SCO

SB-5	11/18/2024				
	0-0.5'	1-1.5'	3-3.5'	5-5.5'	7-7.5'
<b>VOCs</b>					
Acetone	ND	ND	ND	ND	ND
n-Propylbenzene	ND	ND	ND	ND	ND
All Others	ND or <SCO	ND or <SCO	ND or <SCO	ND or <SCO	ND or <SCO

SB-6	11/19/2024					
	0-0.5'	1-1.5'	3-3.5'	5-5.5'	7-7.5'	9-9.5'
<b>VOCs</b>						
Acetone	ND	ND	ND	ND	ND	ND
n-Propylbenzene	ND	ND	ND	ND	ND	ND
All Others	ND or <SCO	ND or <SCO	ND or <SCO	ND or <SCO	ND or <SCO	ND or <SCO

SB-2	1/30/2025					
	0-0.5'	1-1.5'	3-3.5'	5-5.5'	7-7.5'	9.5-10'
<b>VOCs</b>						
Acetone	ND	ND	ND	ND	ND	0.012
n-Propylbenzene	ND	ND	ND	0.46	4	0.06
All Others	ND or <SCO	ND or <SCO	ND or <SCO	ND or <SCO	ND or <SCO	ND or <SCO

15 Princess Road, Suite K  
Lawrenceville, NJ 08648

SCALE: AS SHOWN  
DATE: 3/6/25  
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CHECKED BY: LM

PROJECT # 23-0001  
FIGURE # 3

SOIL VOC RESULTS (REMEDIAL INVESTIGATION)  
245 WEST 55TH STREET  
MANHATTAN, NEW YORK



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Table SB-4: 11/18/2024 data for BNs, PCBs, Pesticides, PFAS, and Metals.

Table SB-5: 11/18/2024 data for BNs, PCBs, Pesticides, PFAS, and Metals.

Table SB-6: 11/19/2024 data for BNs, PCBs, Pesticides, PFAS, and Metals.

Table SB-1D: 11/20/2024 data for BNs, PCBs, Pesticides, PFAS, and Metals.

Table PE-1: 11/18/2024 data for BNs, PCBs, Pesticides, PFAS, and Metals.

Block: 10 Lot: 60

Table SB-3: 11/19/2024 data for BNs, PCBs, Pesticides, PFAS, and Metals.

Table PE-B: 11/18/2024 data for BNs, PCBs, Pesticides, PFAS, and Metals.

Table PE-2: 11/18/2024 data for BNs, PCBs, Pesticides, PFAS, and Metals.

Table SB-2: 1/30/2025 data for BNs, PCBs, Pesticides, PFAS, and Metals.

Table SB-1: 11/20/2024 data for BNs, PCBs, Pesticides, PFAS, and Metals.

Table SB-7: 11/19/2024 data for BNs, PCBs, Pesticides, PFAS, and Metals.

LEGEND: Symbols for site boundary, parcel boundary, soil borings, and courtyard post excavation samples.

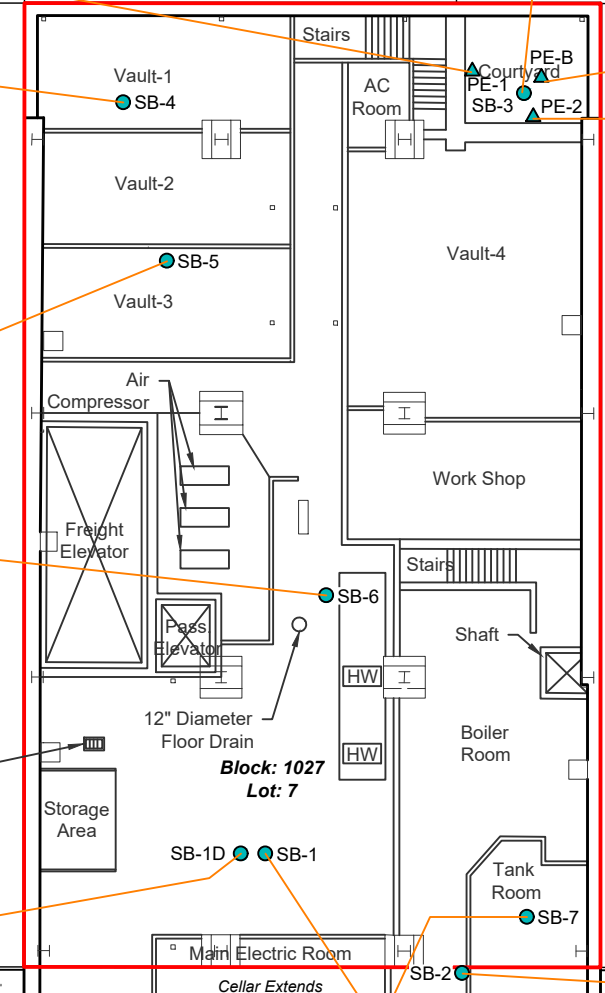
NOTES: PFAS results reported in µg/kg. All results reported in milligram per kilogram. Only exceedances are shown.

Summary table comparing compound results against UUSCO, RRUSCO, and PGWSCO objectives.



Environmental LOGIC logo and contact information: 15 Princess Road, Suite K Lawrenceville, NJ 08648.

Project information table including Scale (AS SHOWN), Date (3/6/25), Project # (23-0001), Drawn by (PM), Checked by (LM), and Figure # (4).

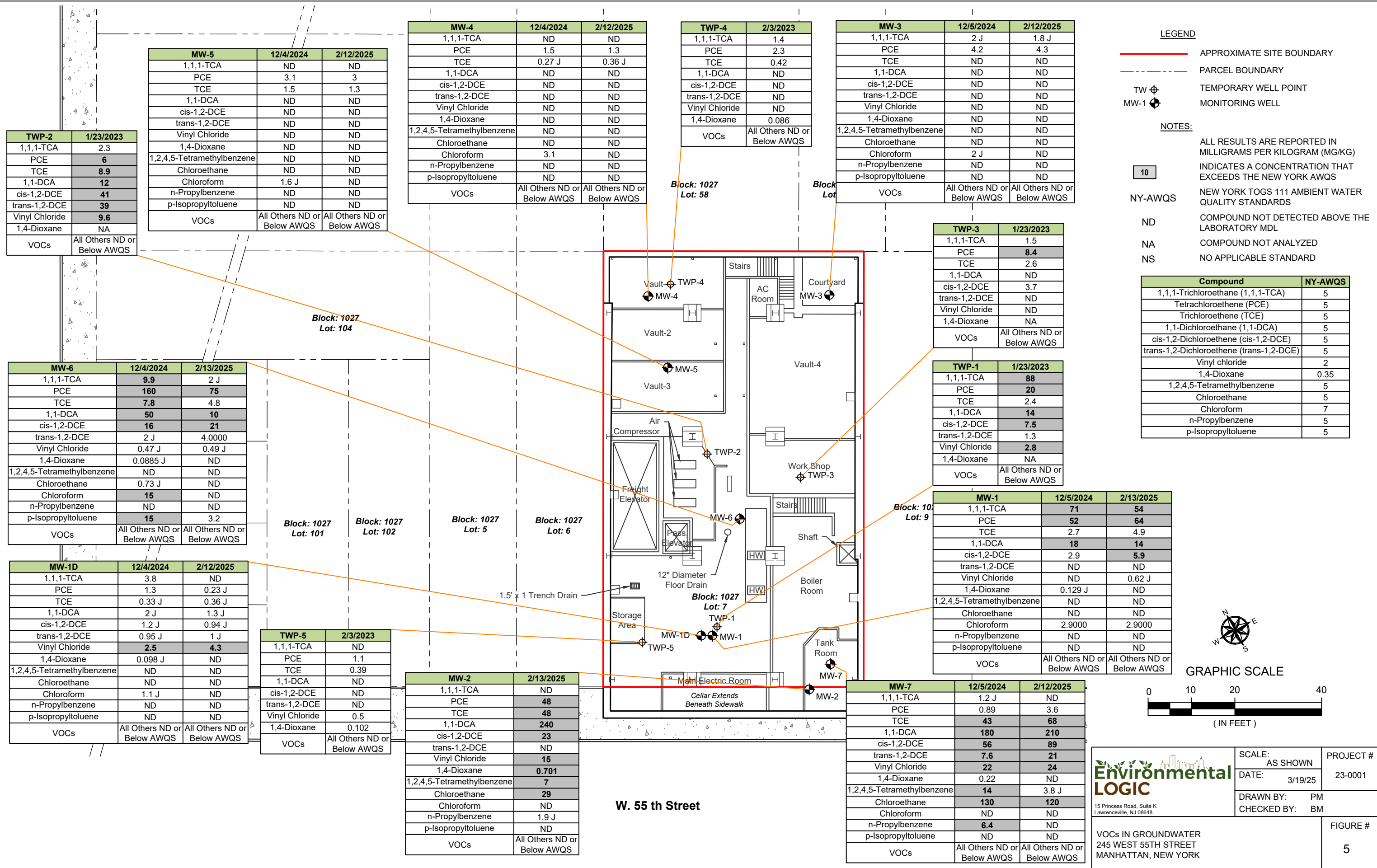


Block: 1027 Lot: 5

Block: 1027 Lot: 6

Block: 1027 Lot: 7

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TWP-2	1/23/2023
1,1,1-TCA	2.3
PCE	6
TCE	8.9
1,1-DCA	12
cis-1,2-DCE	41
trans-1,2-DCE	39
Vinyl Chloride	9.6
1,4-Dioxane	NA
VOCs	All Others ND or Below AWQS

MW-5	12/4/2024	2/12/2025
1,1,1-TCA	ND	ND
PCE	3.1	3
TCE	1.5	1.3
1,1-DCA	ND	ND
cis-1,2-DCE	ND	ND
trans-1,2-DCE	ND	ND
Vinyl Chloride	ND	ND
1,4-Dioxane	ND	ND
1,2,4,5-Tetramethylbenzene	ND	ND
Chloroethane	ND	ND
Chloroform	1.6 J	ND
n-Propylbenzene	ND	ND
p-Isopropyltoluene	ND	ND
VOCs	All Others ND or Below AWQS	All Others ND or Below AWQS

MW-4	12/4/2024	2/12/2025
1,1,1-TCA	ND	ND
PCE	1.5	1.3
TCE	0.27 J	0.36 J
1,1-DCA	ND	ND
cis-1,2-DCE	ND	ND
trans-1,2-DCE	ND	ND
Vinyl Chloride	ND	ND
1,4-Dioxane	ND	ND
1,2,4,5-Tetramethylbenzene	ND	ND
Chloroethane	ND	ND
Chloroform	3.1	ND
n-Propylbenzene	ND	ND
p-Isopropyltoluene	ND	ND
VOCs	All Others ND or Below AWQS	All Others ND or Below AWQS

TWP-4	2/3/2023
1,1,1-TCA	1.4
PCE	2.3
TCE	0.42
1,1-DCA	ND
cis-1,2-DCE	ND
trans-1,2-DCE	ND
Vinyl Chloride	ND
1,4-Dioxane	0.086
VOCs	All Others ND or Below AWQS

MW-3	12/5/2024	2/12/2025
1,1,1-TCA	2 J	1.8 J
PCE	4.2	4.3
TCE	ND	ND
1,1-DCA	ND	ND
cis-1,2-DCE	ND	ND
trans-1,2-DCE	ND	ND
Vinyl Chloride	ND	ND
1,4-Dioxane	ND	ND
1,2,4,5-Tetramethylbenzene	ND	ND
Chloroethane	ND	ND
Chloroform	2 J	ND
n-Propylbenzene	ND	ND
p-Isopropyltoluene	ND	ND
VOCs	All Others ND or Below AWQS	All Others ND or Below AWQS

TWP-3	1/23/2023
1,1,1-TCA	1.5
PCE	8.4
TCE	2.6
1,1-DCA	ND
cis-1,2-DCE	3.7
trans-1,2-DCE	ND
Vinyl Chloride	ND
1,4-Dioxane	NA
VOCs	All Others ND or Below AWQS

TWP-1	1/23/2023
1,1,1-TCA	88
PCE	20
TCE	2.4
1,1-DCA	14
cis-1,2-DCE	7.5
trans-1,2-DCE	1.3
Vinyl Chloride	2.8
1,4-Dioxane	NA
VOCs	All Others ND or Below AWQS

MW-1	12/5/2024	2/13/2025
1,1,1-TCA	71	54
PCE	52	64
TCE	2.7	4.9
1,1-DCA	18	14
cis-1,2-DCE	2.9	5.9
trans-1,2-DCE	ND	ND
Vinyl Chloride	ND	0.62 J
1,4-Dioxane	0.129 J	ND
1,2,4,5-Tetramethylbenzene	ND	ND
Chloroethane	ND	ND
Chloroform	2.9000	2.9000
n-Propylbenzene	ND	ND
p-Isopropyltoluene	ND	ND
VOCs	All Others ND or Below AWQS	All Others ND or Below AWQS

MW-6	12/4/2024	2/13/2025
1,1,1-TCA	9.9	2 J
PCE	160	75
TCE	7.8	4.8
1,1-DCA	50	10
cis-1,2-DCE	16	21
trans-1,2-DCE	2 J	4.0000
Vinyl Chloride	0.47 J	0.49 J
1,4-Dioxane	0.0885 J	ND
1,2,4,5-Tetramethylbenzene	ND	ND
Chloroethane	0.73 J	ND
Chloroform	15	ND
n-Propylbenzene	ND	ND
p-Isopropyltoluene	15	3.2
VOCs	All Others ND or Below AWQS	All Others ND or Below AWQS

MW-1D	12/4/2024	2/12/2025
1,1,1-TCA	3.8	ND
PCE	1.3	0.23 J
TCE	0.33 J	0.36 J
1,1-DCA	2 J	1.3 J
cis-1,2-DCE	1.2 J	0.94 J
trans-1,2-DCE	0.95 J	1 J
Vinyl Chloride	2.5	4.3
1,4-Dioxane	0.098 J	ND
1,2,4,5-Tetramethylbenzene	ND	ND
Chloroethane	ND	ND
Chloroform	1.1 J	ND
n-Propylbenzene	ND	ND
p-Isopropyltoluene	ND	ND
VOCs	All Others ND or Below AWQS	All Others ND or Below AWQS

TWP-5	2/3/2023
1,1,1-TCA	ND
PCE	1.1
TCE	0.39
1,1-DCA	ND
cis-1,2-DCE	ND
trans-1,2-DCE	ND
Vinyl Chloride	0.5
1,4-Dioxane	0.102
VOCs	All Others ND or Below AWQS

MW-2	2/13/2025
1,1,1-TCA	ND
PCE	48
TCE	48
1,1-DCA	240
cis-1,2-DCE	23
trans-1,2-DCE	ND
Vinyl Chloride	15
1,4-Dioxane	0.701
1,2,4,5-Tetramethylbenzene	7
Chloroethane	29
Chloroform	ND
n-Propylbenzene	1.9 J
p-Isopropyltoluene	ND
VOCs	All Others ND or Below AWQS

MW-7	12/5/2024	2/12/2025
1,1,1-TCA	1.2 J	ND
PCE	0.89	3.6
TCE	43	68
1,1-DCA	180	210
cis-1,2-DCE	56	89
trans-1,2-DCE	7.6	21
Vinyl Chloride	22	24
1,4-Dioxane	0.22	ND
1,2,4,5-Tetramethylbenzene	14	3.8 J
Chloroethane	130	120
Chloroform	ND	ND
n-Propylbenzene	6.4	ND
p-Isopropyltoluene	ND	ND
VOCs	All Others ND or Below AWQS	All Others ND or Below AWQS

- LEGEND**
- APPROXIMATE SITE BOUNDARY
  - PARCEL BOUNDARY
  - TW TEMPORARY WELL POINT
  - MW-1 MONITORING WELL

- NOTES:**
- 10 INDICATES A CONCENTRATION THAT EXCEEDS THE NEW YORK AWQS
  - NY-AWQS NEW YORK TOGS 111 AMBIENT WATER QUALITY STANDARDS
  - ND COMPOUND NOT DETECTED ABOVE THE LABORATORY MDL
  - NA COMPOUND NOT ANALYZED
  - NS NO APPLICABLE STANDARD

Compound	NY-AWQS
1,1,1-Trichloroethane (1,1,1-TCA)	5
Tetrachloroethene (PCE)	5
Trichloroethene (TCE)	5
1,1-Dichloroethane (1,1-DCA)	5
cis-1,2-Dichloroethene (cis-1,2-DCE)	5
trans-1,2-Dichloroethene (trans-1,2-DCE)	5
Vinyl chloride	2
1,4-Dioxane	0.35
1,2,4,5-Tetramethylbenzene	5
Chloroethane	5
Chloroform	7
n-Propylbenzene	5
p-Isopropyltoluene	5



GRAPHIC SCALE



15 Princess Road, Suite K  
Lawrenceville, NJ 08648

SCALE: AS SHOWN  
DATE: 3/19/25  
DRAWN BY: PM  
CHECKED BY: BM

PROJECT #  
23-0001

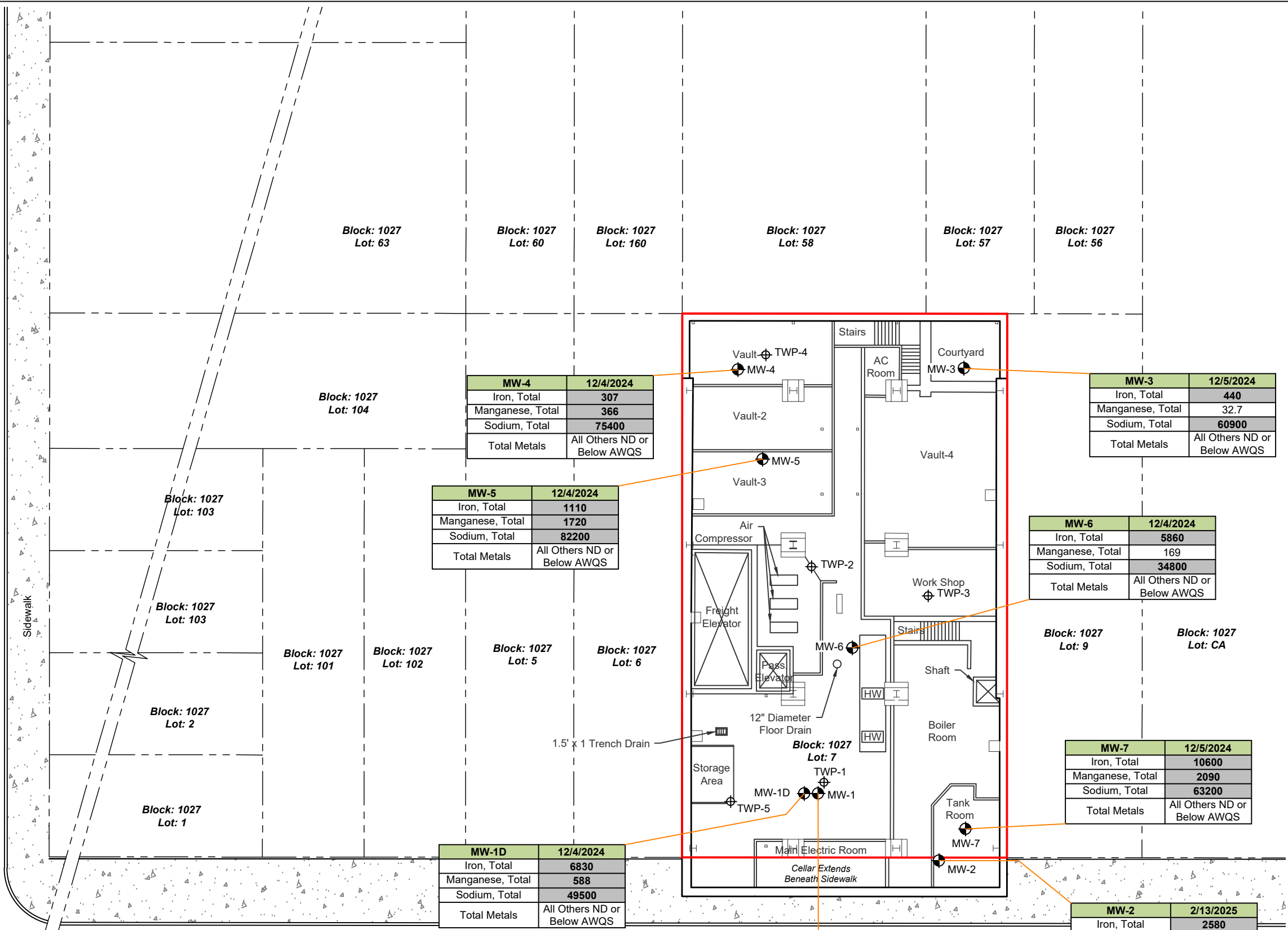
FIGURE #  
5

VOCs IN GROUNDWATER  
245 WEST 55TH STREET  
MANHATTAN, NEW YORK

W. 55 th Street

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Eighth Avenue



- LEGEND**
- APPROXIMATE SITE BOUNDARY
  - - - - - PARCEL BOUNDARY
  - TWP-1 PREVIOUSLY INSTALLED TEMPORARY WELL POINT (2023)
  - MW-1 MONITORING WELL

- NOTES:**
- ALL RESULTS ARE REPORTED IN MICROGRAMS PER LITER (µg/L)
  - 10 INDICATES A CONCENTRATION THAT EXCEEDS THE NEW YORK AWQS
  - NY-AWQS NEW YORK TOGS 111 AMBIENT WATER QUALITY STANDARDS
  - ND COMPOUND NOT DETECTED ABOVE THE LABORATORY MDL
  - NS NO APPLICABLE STANDARD

Compound	NY-AWQS
Iron, Total	300
Manganese, Total	300
Sodium, Total	20000

MW-4	12/4/2024
Iron, Total	307
Manganese, Total	366
Sodium, Total	75400
Total Metals	All Others ND or Below AWQS

MW-3	12/5/2024
Iron, Total	440
Manganese, Total	32.7
Sodium, Total	60900
Total Metals	All Others ND or Below AWQS

MW-5	12/4/2024
Iron, Total	1110
Manganese, Total	1720
Sodium, Total	82200
Total Metals	All Others ND or Below AWQS

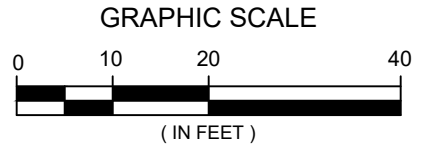
MW-6	12/4/2024
Iron, Total	5860
Manganese, Total	169
Sodium, Total	34800
Total Metals	All Others ND or Below AWQS

MW-1D	12/4/2024
Iron, Total	6830
Manganese, Total	588
Sodium, Total	49500
Total Metals	All Others ND or Below AWQS

MW-7	12/5/2024
Iron, Total	10600
Manganese, Total	2090
Sodium, Total	63200
Total Metals	All Others ND or Below AWQS

MW-1	12/5/2024
Iron, Total	1550
Manganese, Total	950
Sodium, Total	58400
Total Metals	All Others ND or Below AWQS

MW-2	2/13/2025
Iron, Total	2580
Manganese, Total	2528
Sodium, Total	68700
Total Metals	All Others ND or Below AWQS



W. 55 th Street

15 Princess Road, Suite K  
Lawrenceville, NJ 08648

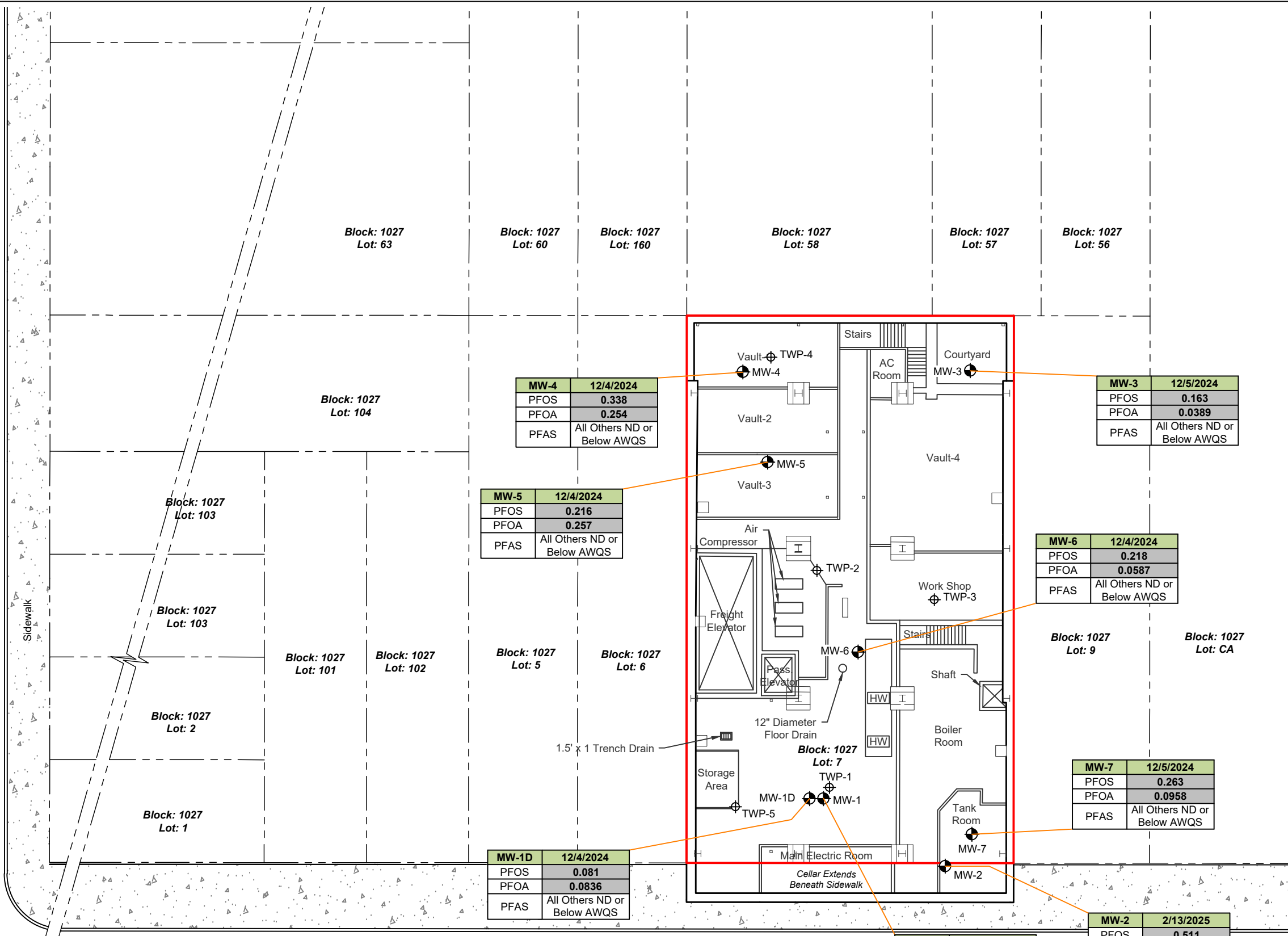
SCALE: AS SHOWN	PROJECT # 23-0001
DATE: 3/6/25	
DRAWN BY: PM	
CHECKED BY: LM	

METALS IN GROUNDWATER  
245 WEST 55TH STREET  
MANHATTAN, NEW YORK

FIGURE #  
**6**

File: X:\Environmental\logict\Manhattan NY\245West55thStreet\Drawings\245W55 Manhattan NY\_2025.dwg; F13 - GWAD(PFAS)

Eighth Avenue



**LEGEND**

- APPROXIMATE SITE BOUNDARY
- - - - - PARCEL BOUNDARY
- TWP-1 ⊕ PREVIOUSLY INSTALLED TEMPORARY WELL POINT (2023)
- MW-1 ⊕ MONITORING WELL

**NOTES:**

- ALL RESULTS ARE REPORTED IN MICROGRAMS PER LITER (µg/L)
- 10 INDICATES A CONCENTRATION THAT EXCEEDS THE NEW YORK AWQS
- NY-AWQS NEW YORK TOGS 111 AMBIENT WATER QUALITY STANDARDS
- ND COMPOUND NOT DETECTED ABOVE THE LABORATORY MDL
- NS NO APPLICABLE STANDARD
- PFAS PERFLUORINATED ALKYL ACIDS
- PFOS PERFLUOROOCTANESULFONIC ACID
- PFOA PERFLUOROOCTANOIC ACID

Compound	NY-AWQS
PFOS	0.0027
PFOA	0.0067

MW-4	12/4/2024
PFOS	0.338
PFOA	0.254
PFAS	All Others ND or Below AWQS

MW-3	12/5/2024
PFOS	0.163
PFOA	0.0389
PFAS	All Others ND or Below AWQS

MW-5	12/4/2024
PFOS	0.216
PFOA	0.257
PFAS	All Others ND or Below AWQS

MW-6	12/4/2024
PFOS	0.218
PFOA	0.0587
PFAS	All Others ND or Below AWQS

MW-7	12/5/2024
PFOS	0.263
PFOA	0.0958
PFAS	All Others ND or Below AWQS

MW-1D	12/4/2024
PFOS	0.081
PFOA	0.0836
PFAS	All Others ND or Below AWQS

MW-1	12/5/2024
PFOS	4.96
PFOA	0.272
PFAS	All Others ND or Below AWQS

MW-2	2/13/2025
PFOS	0.511
PFOA	0.146
PFAS	All Others ND or Below AWQS



GRAPHIC SCALE



W. 55th Street

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

SCALE: AS SHOWN	PROJECT # 23-0001
DATE: 3/6/25	
DRAWN BY: PM	
CHECKED BY: LM	

PFAS IN GROUNDWATER 245 WEST 55TH STREET MANHATTAN, NEW YORK	FIGURE # 7
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