

**Monthly Progress Report No. 11**  
**May 2025**  
**Reporting Period: April 1 – April 30, 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 April 30, 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**

### **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. 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, 2025, EL mobilized to the Site with a licensed driller to install SB-8/MW-8.

Subsequent groundwater sampling activities were conducted on April 11, 2025. Monitoring well MW-8 was sampled via low flow procedures in accordance with the NYSDEC approved RIWP.

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-8 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 April 11, 2025 are shown in **Figure 3**.

A summary of the samples collected from MW-8 in April is shown below, along with the required laboratory analysis per the NYSDEC approved RIWP.

Sample Name	Analysis
MW-8	VOCs, 1,4-Dioxane, SVOCs, metals (including mercury, trivalent chromium, and hexavalent chromium), PCBs, pesticides, PFAS and cyanide

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).

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

As previously reported, NYSDEC approved a Change of Use notification for drilling of steel piles related to construction activities on March 26, 2025. These structural support pile and caisson installation activities commenced on April 1, 2025, and are currently taking place in the basement of the Site building.

As requested by NYSDEC, a Community Air Monitoring Program (CAMP) is being implemented during these activities. Procedures are being conducted in accordance with the CAMP previously approved by NYSDEC as part of the RIWP. There were no readings above the NYSDEC approved CAMP 15-minute average action levels for VOCs (5 ppm) or Particulate Matter (PM) (150 ug/m<sup>3</sup>).



The drilling activities generate soil/bedrock drill cuttings for disposal. These drill cuttings have been placed in plastic bags which are stockpiled on-site for subsequent disposal. Bags are covered with plastic sheeting when no active drilling or soil disposal activities are taking place.

As noted in the Change of Use application, potable water is being used as the drilling fluid to remove cuttings from the boreholes during the installation of the piles. As this water may contact contaminated soils or groundwater, the drilling water is being managed and containerized for off-site disposal. A water holding tank is staged along West 55<sup>th</sup> Street, and the water accumulated is removed via vacuum tank truck for disposal at Clean Water of New York in Staten Island. To date, a total of approximately 11,784 gallons have been removed from the water holding tank as follows:

Date	Volume of Water
April 8, 2025	4,000 gallons
April 15, 2025	2,074 gallons
May 5, 2025	5,710 gallons

Manifests for the aforementioned water disposal events are attached.

During the April 2025 reporting period, a total of thirteen (13) piles were completed. This includes the following: Pile numbers 1, 3, 4, 20, 21, 22, 23, 25, 26, 27, 32, 33, 45. The attached **Figure 4** shows the structural pile plan with the completed pile progress.

Daily reports have been submitted to document EL oversight of pile installation, water handling procedures, and CAMP activities.

### **Reporting**

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

- Daily reports to NYSDEC documenting the groundwater sampling activities and the oversight of construction activities and implementation of the NYSDEC approved CAMP.
- Change of Use Notification for the excavation and installation of four (4) pile caps and two (2) grade beams along the northern property boundary, on April 17, 2025.

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

Oversight of pile installation will continue. Daily reports will continue to be submitted documenting these activities. The following reports are also anticipated to be submitted during the next reporting period:

- Updated RIR to incorporate the installation of SB-8/MW-8 and the subsequent results of soil and groundwater sampling. EL anticipates submitting the final RIR to NYSDEC and NYSDOH in May 2025.



- A Remedial Action Workplan (RAW) to propose the selected remedial actions for soil, groundwater, and soil vapor. EL anticipates submitting the Draft RAW in May 2025.

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

None.

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

The final laboratory analytical results were received for the March 2025 RI soil samples for SB-8 and the April 2025 groundwater samples for MW-8. These laboratory data packages were submitted to the project data Quality Assurance Officer (QAO) for validation. The unvalidated results of the March 2025 RI soil samples for SB-8 and the April 2025 groundwater samples are summarized in the attached Figures 5 through 9.

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

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

The Remedial Investigation portion of the project is 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.

## BILL OF LADING

1. Customer's US EPA ID No.

Document No.

48531

2. Page 1

Information in the shaded areas is not required by Federal law.

3. Customer's Name and Mailing Address

STRUCTURE TECH  
108 500 SEVENTH AVE  
NEW YORK NY 10018

A. Document Number

B. State ID

4. Phone ( )

5. Transporter 1 Company Name

MCVAC ENVIRONMENTAL SERVICES

6. US EPA ID Number

C.T.R.000005055

C. State Transporter's ID

D. Transporter's Phone

203.498.1427

7. Transporter 2 Company Name

8. US EPA ID Number

E. State Transporter's ID

F. Transporter's Phone

9. Designated Facility Name and Site Address

CLEAN WATER OF NEW YORK INC  
3239 RICHMOND A TERRACE  
STATEN ISLAND NY 10303-0312

10. US EPA ID Number

G. State Facility's ID

H. Facility's Phone

718-981-4600

11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)

12. Containers

13. Total Quantity

14. Unit Wt/Vol

L. Waste No.

HM

No.

Type

a.

NON DOT /NON RCRA REGULATED MATERIAL

001

1-1000 G

b.

c.

d.

J. Additional Descriptions for Materials Listed Above

K. Handling Codes for Wastes Listed Above

SITE  
245 W 55TH STREET  
NEW YORK NY 10019

15. Special Handling Instructions and Additional Information

16. CUSTOMER CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations. If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.

Printed/Typed Name

Signature

Date  
Month Day Year  
4 8 75

17. Transporter 1 Acknowledgement of receipt of Materials

Printed/Typed Name

Signature

Date  
Month Day Year  
4 8 25

18. Transporter 2 Acknowledgement of receipt of Materials

Printed/Typed Name

Signature

Date  
Month Day Year  
. . .

19. Discrepancy Indication Space

20. Facility Owner or Operator: Certification of receipt of hazardous materials covered by this manifest except as noted in item 19.

Printed/Typed Name

Signature

Date  
Month Day Year  
. . .

FORMEX, INC. (717) 737-3430

FACILITY

CUSTOMER COPY



FORM# EPA-BL

BILL OF LADING		1. Customer's US EPA ID No.	Document No.	2. Page 1	Information in the shaded areas is not required by Federal law.
3. Customer's Name and Mailing Address		STRUCTURE TECH 500 SEVENTH AVE NEW YORK, NY 10016		A. Document Number	
4. Phone ( )		6. US EPA ID Number		C. State Transporter's ID	
5. Transporter 1 Company Name		. . . . . CTR0000005058		D. Transporter's Phone	
7. Transporter 2 Company Name		8. US EPA ID Number		E. State Transporter's ID	
9. Designated Facility Name and Site Address		10. US EPA ID Number		F. Transporter's Phone	
CLEAN WATER OF NEW YORK INC 3239 RICHMOND A TERRACE STATEN ISLAND NY 10303-0312		. . . . .		G. State Facility's ID	
11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)		12. Containers		13. Total Quantity	14. Unit Wt/Vol
HM		No.	Type		L. Waste No.
a. NON DOT /NON RCRA REGULATED MATERIAL		001		2074	6
b.					
c.					
d.					
J. Additional Descriptions for Materials Listed Above		K. Handling Codes for Wastes Listed Above			
		245 W 55TH STREET NEW YORK, NY 10019			
15. Special Handling Instructions and Additional Information					
16. CUSTOMER CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations. If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.					
Printed/Typed Name		Signature		Date	
Nick Scarfo		[Signature]		Month Day Year	
17. Transporter 1 Acknowledgement of receipt of Materials		Signature		Date	
Printed/Typed Name		Signature		Date	
Jimmy Williams		[Signature]		Month Day Year	
18. Transporter 2 Acknowledgement of receipt of Materials		Signature		Date	
Printed/Typed Name		Signature		Date	
				Month Day Year	
19. Discrepancy Indication Space					
20. Facility Owner or Operator: Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19.					
Printed/Typed Name		Signature		Date	
				Month Day Year	

CUSTOMER

TRANSPORTER

FACILITY



BILL OF LADING		Document No.	2. Page 1	Information is not required by Federal law.
3. Customer's Name and Mailing Address		STRUCTURE TECH FLOOR 10 SEVENTH AVE NEW YORK, NY 10018		
4. Phone ( )	5. Transporter 1 Company Name	6. US EPA ID Number	A. Document Number	
7. Transporter 2 Company Name	8. US EPA ID Number	B. State ID		
9. Designated Facility Name and Site Address	10. US EPA ID Number	C. State Transporter's ID		
CLEAN WATER OF NEW YORK INC 3239 RICHMOND TERRACE STATEN ISLAND NY 10303-0312		D. Transporter's Phone		
		E. State Transporter's ID		
		F. Transporter's Phone		
		G. State Facility's ID		
		H. Facility's Phone		
11. US DOT Description (including Proper Shipping Name, Hazard Class, and ID Number)		12. Containers	718-981-4601	L. Waste No.
HM		No. Type	Quantity Unit	Wt/Vol
a.		001	5710	G
b. NON DOT /NON RCRA REGULATED MATERIAL				
c.				
d.				
J. Additional Descriptions for Materials Listed Above		K. Handling Codes for Wastes Listed Above		
245 W 55TH ST. NEW YORK, NY 10019				
15. Special Handling Instructions and Additional Information				
16. CUSTOMER CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations. If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.				
Printed/Typed Name		Signature	Date	
DAVID Garcia			Month Day Year	
17. Transporter 1 Acknowledgement of receipt of Materials		Signature	Date	
Printed/Typed Name		Signature	Date	
JIMMY WILLIAMS			5 5 25	
18. Transporter 2 Acknowledgement of receipt of Materials		Signature	Date	
Printed/Typed Name		Signature	Date	
			Month Day Year	
19. Discrepancy Indication Space				
20. Facility Owner or Operator: Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19.				
Printed/Typed Name		Signature	Date	
			Month Day Year	

CUSTOMER COPY





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

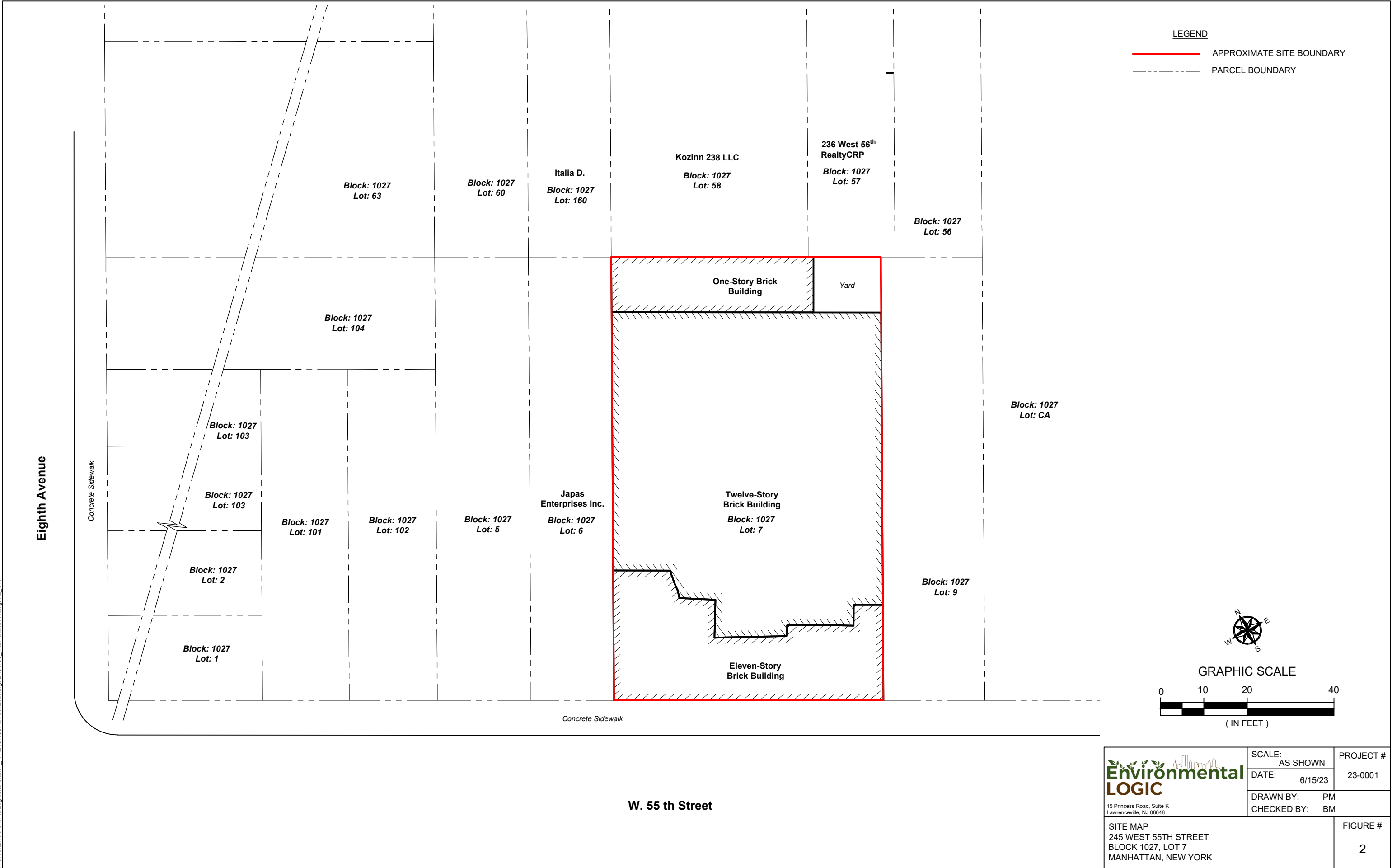
Scale:	AS SHOWN	PROJECT:	23-0001
Date:	6/14/23		
Drawn By:	PM		
Checked By:	BM		

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

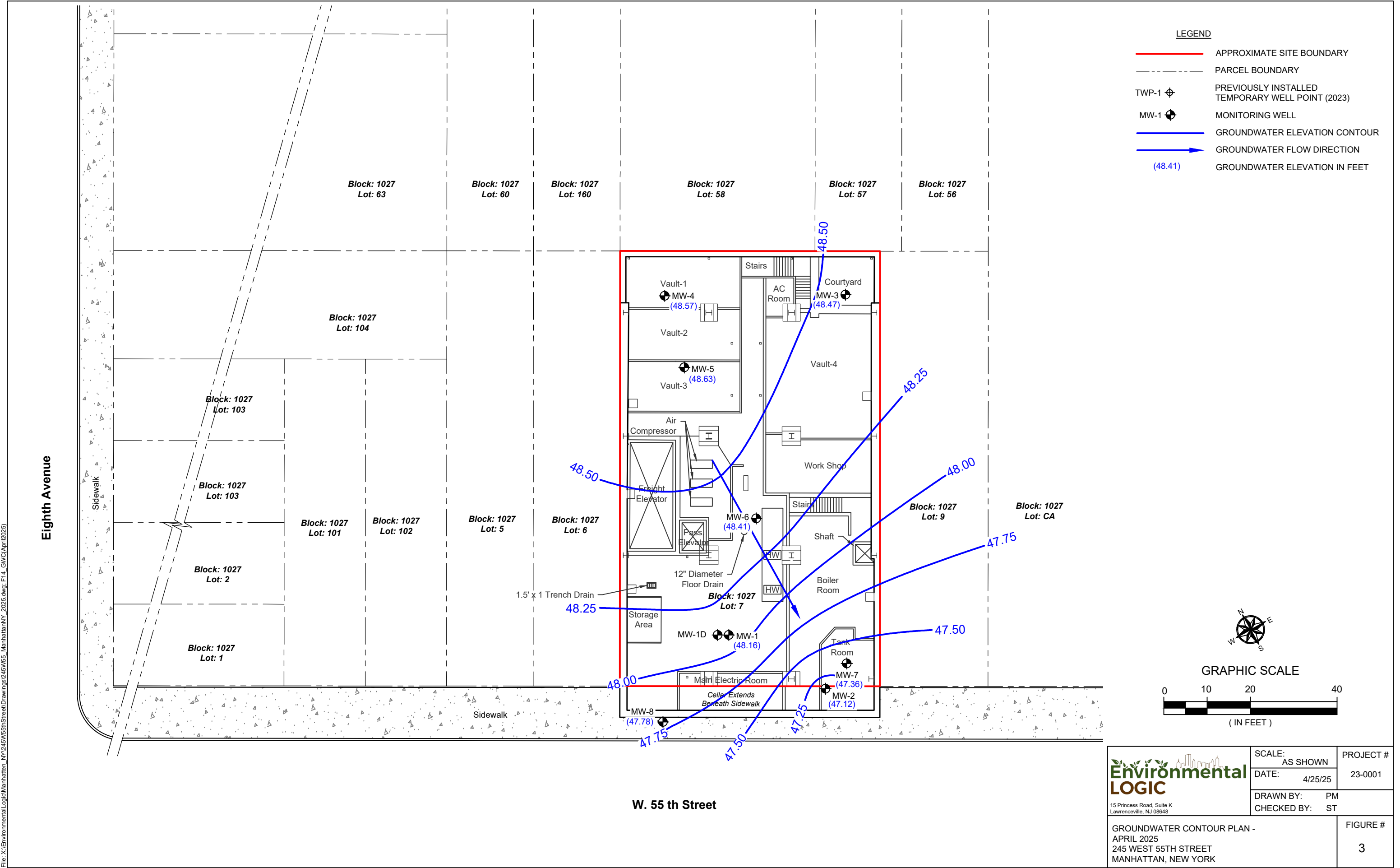
FIGURE #  
1




File: X:\Environmental\logic\Manhattan\_NY\245W55thStreet\Drawings\245W55\_ManhattanNY.dwg; F2\_SM



File: X:\Environmental\logic\Manhattan\_NY\245West55thStreet\Drawings\245W55 Manhattan\_NY\_2025.dwg: F14: GWC(April2025)



 <small>15 Princess Road, Suite K Lawrenceville, NJ 08648</small>	SCALE: AS SHOWN	PROJECT # 23-0001	
	DATE: 4/25/25		
	DRAWN BY: PM	CHECKED BY: ST	FIGURE # 3
	GROUNDWATER CONTOUR PLAN - APRIL 2025 245 WEST 55TH STREET MANHATTAN, NEW YORK		





W 55TH STREET

# STRUCTURAL PILE COORDINATION

SCALE:  $\frac{3}{16}'' = 1'-0''$

## NOTES:

- T/SLAB= +59'-3"
- SLAB THICKNESS=5"
- T= TENSION PILES
- REFER TO PILE CAP SCHEDULE FOR ACTUAL COMPRESSION CAPACITY AT DETAIL 10/FO-111.

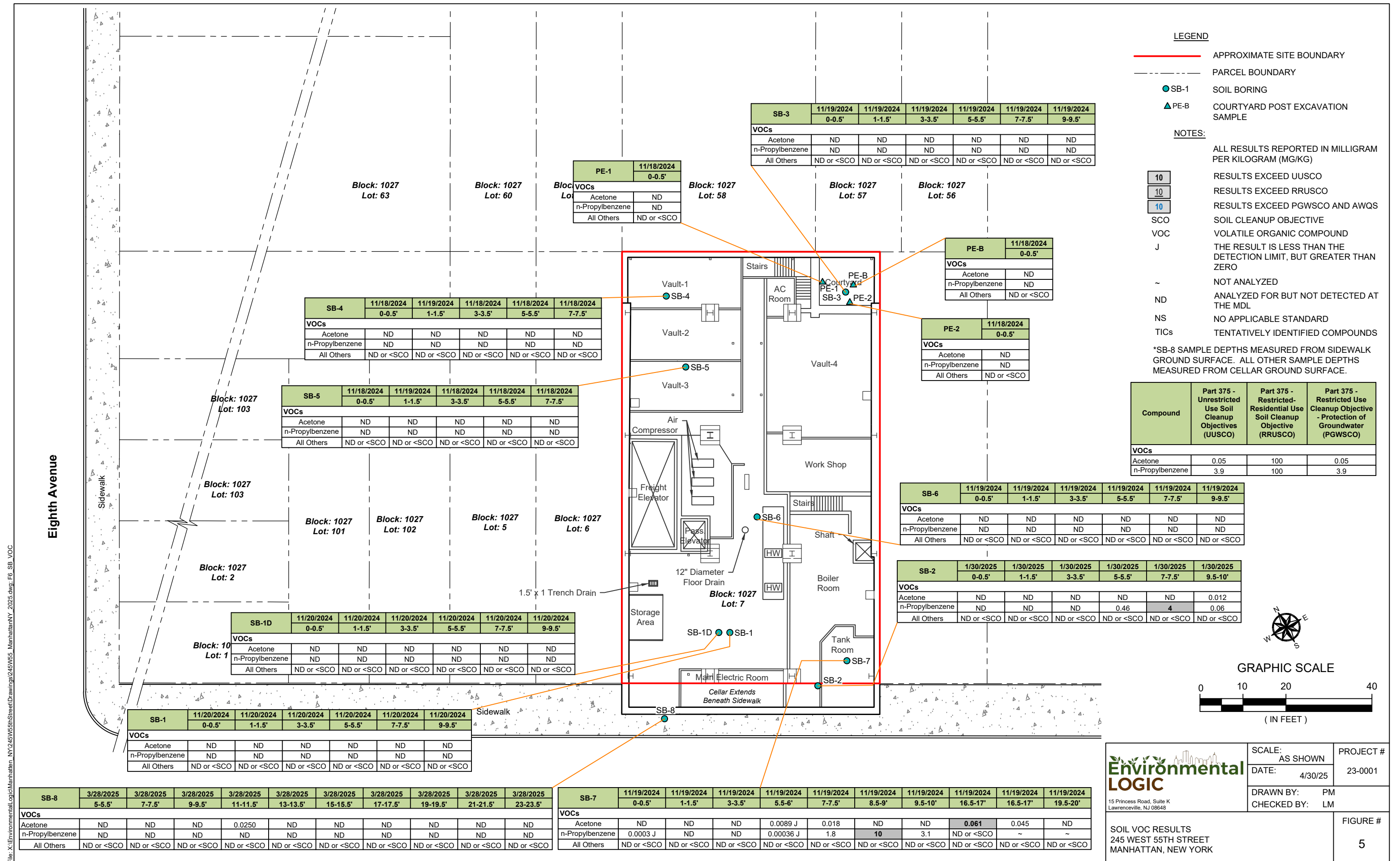
## LEGEND:

- - 9.625" O.D. DRILLED PILE
  - 108 TON COMPRESSION
  - 190 TON COMPRESSION
  - {COUNT=30}
- - 9.625"O.D.(TENSION)DRILLED AND FILLED PILE
  - 190 TON COMPRESSION
  - 150 TON TENSION
  - {COUNT=16}

- - Pile Started
- ✗ - Pile Completed

XX'-XX"  
YY'-YY"

REV: 01	03/26/2025	AS PER REVIEWED COMMENTS
REV: 01	11/20/2024	AS PER REVIEWED COMMENTS
REVISION #	REVISION DATE	REVISION STATUS
DATE: 3/26/25	BY: AM	CHECKED BY: JS
<b>VOLK</b>		
PROJECT	245 W 55TH ST FOUNDATION	DRAWING NO. 4
LOCATION	245 WEST 55TH STREET, NEW YORK, NY	SHEET NO-
TITLE	FOUNDATION COORDINATION SHOP DRAWING STRUCTURAL PILES	PROJECT NO. J0542







File: X:\Environmental\Logic\Manhattan NY\245West55thStreetDrawings\245W55 ManhattanNY 2025.dwg: F12: GWAD(VOC)

