

Monthly Progress Report No. 12
June 2025
Reporting Period: May 1 – May 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 May 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 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

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. The structural support pile and caisson

installation activities commenced on April 1, 2025, and are currently taking place in the basement of the Site building.

To date, a total of eighteen (18) piles have been completed. This includes the following: Pile numbers 1, 2, 3, 4, 20, 21, 22, 23, 25, 26, 27, 32, 33, 35, 37, 38, 39, 45. The attached **Figure 3** shows the structural pile plan with the completed pile progress through the current May 2025 reporting period.

As requested by NYSDEC, a Community Air Monitoring Program (CAMP) is being implemented during these Change of Use activities. Procedures are being conducted in accordance with the CAMP previously approved by NYSDEC as part of the Remedial Investigation Work Plan (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^3) associated with the Change of Use pile installation activities during this monthly reporting period.

The following readings were observed and determined to be unrelated to the pile drilling activities:

- On May 8, 2025, there was a reading above the NYSDEC approved CAMP 15-minute average action level for Particulate Matter (PM-10) (150 ug/m^3) at 11:22 AM of 266.73 ug/m^3 . The source of Particulate Matter contributing to the high levels seen at 11:22 AM was the demolition of part of the building structure located above the monitoring station and not the pile drilling activities at the Site. To confirm the source of the elevated PM-10 reading, demolition was paused, which caused the PM-10 to drop below the action level. Drilling continued during this time and showed no contribution to the PM-10 levels.
- On May 30, 2025, there was a reading above the NYSDEC approved CAMP 15-minute average level for Particulate Matter (PM-10) (150 ug/m^3) at 1:07 PM of 168.55 ug/m^3 . The source of Particulate Matter contributing to the high levels seen at 1:07 PM was found to be welding operations taking place near the air monitors and not the pile drilling activities. To confirm the source of the elevated PM-10 reading, welding operations were paused, which caused the PM-10 to drop below the action level. Drilling continued during this time and showed no contribution to the PM-10 levels.

Water Handling

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 55th Street, and the water accumulated is removed via vacuum tank truck for disposal at Clean Water of New York in Staten Island. During the May 2025 reporting period, a total of approximately 10,446 gallons were removed from the water holding tank as follows:



Date	Volume of Water
May 5, 2025	5,710 gallons
May 28, 2025	4,736 gallons

Manifests for the water disposal events are attached.

Soil/Debris Management

The drilling activities generate soil/bedrock drill cuttings for disposal. These drill cuttings have been placed in plastic washout 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 to keep soil and any associated moisture contained.

On May 7, 2025, NYSDEC visited the Site. During the Site visit, there was an on-site meeting with EL, NYSDEC, Madigan Development and the construction management company (CMA) present to discuss the ongoing Change of Use activities and the associated handling of waste materials generated by the pile drilling activities. The location of ancillary construction and demolition waste (C&D) in the basement unrelated to construction activities was also discussed. On May 9 NYSDEC sent an email requesting that all soil and C&D debris be removed and containerized appropriately for eventual off-site disposal. Subsequently, the C&D was removed from the basement and disposed of in a roll-off container on May 19, 2025. Soils and C&D that contacted potentially contaminated soil were placed in plastic washout bags for and staged in the basement for later disposal. Disposal is anticipated to take place during the June reporting period.

Daily reports have been submitted to document EL oversight of pile installation, water handling procedures, soil/debris management, and CAMP activities. Photo documentation of basement conditions was provided in the daily reports.

Reporting

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

- Daily reports to NYSDEC documenting the oversight of construction activities and implementation of the NYSDEC-approved CAMP.
- On May 16, 2025, EL submitted the revised Remedial Investigation Report (RIR) to NYSDEC. The RIR was revised to include details regarding the installation and sampling of two (2) additional monitoring wells, requested by NYSDEC.
- On May 22, 2025, EL submitted a draft Remedial Action Work Plan (RAWP) to NYSDEC.
- On May 1, 2025, EL submitted a Contained In Determination request for investigation-derived waste (IDW), consisting of groundwater and soil cuttings generated during the installation and sampling of the two (2) additional monitoring wells that were drilled to complete the RI.



3.0 Activities Anticipated for the Next Reporting Period

Oversight of pile installation will continue along with continued basement cleanup as needed. Daily reports will continue to be submitted documenting these activities.

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

As previously reported to NYSDEC, EL submitted a second Change of Use application for the excavation and installation of four (4) pile caps and two (2) grade beams along the northern property boundary, on April 17, 2025. In an email dated May 27, 2025, NYSDEC did not approve the Change of Use activities, citing the spatial limitations of the Site leading to potential issues with IDW management as a reason for not allowing two (2) concurrent development activities to be conducted at the Site.

EL, NYSDEC, and CMA set up a call (for June 4, 2025) to discuss a path forward for activities at the Site via email correspondence dated May 30, 2025. The proposed path forward would involve pausing the pile drilling operations to allow room for and ensure proper IDW handling while the work proposed along the northern property proceeds. Pile installation activities would resume following the northern pile cap and grade beam installation.

5.0 Results of Sampling, Testing and Other Relevant Data

The revised Remedial Investigation Report (RIR), submitted May 16, 2025, contains all laboratory analytical results for soil and groundwater samples collected as part of the remedial investigation.

6.0 Information Regarding Project Schedule and Completion

The Remedial Investigation portion of the project is complete. A revised Remedial Investigation Report was submitted in May 2025. A Remedial Action Work Plan was also submitted in May 2025 which proposed 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.

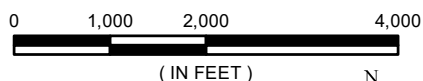
9.0 Activities Anticipated in Support of the CPP for the Next Reporting Period

None.



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

GRAPHIC SCALE



**Environmental
LOGIC**

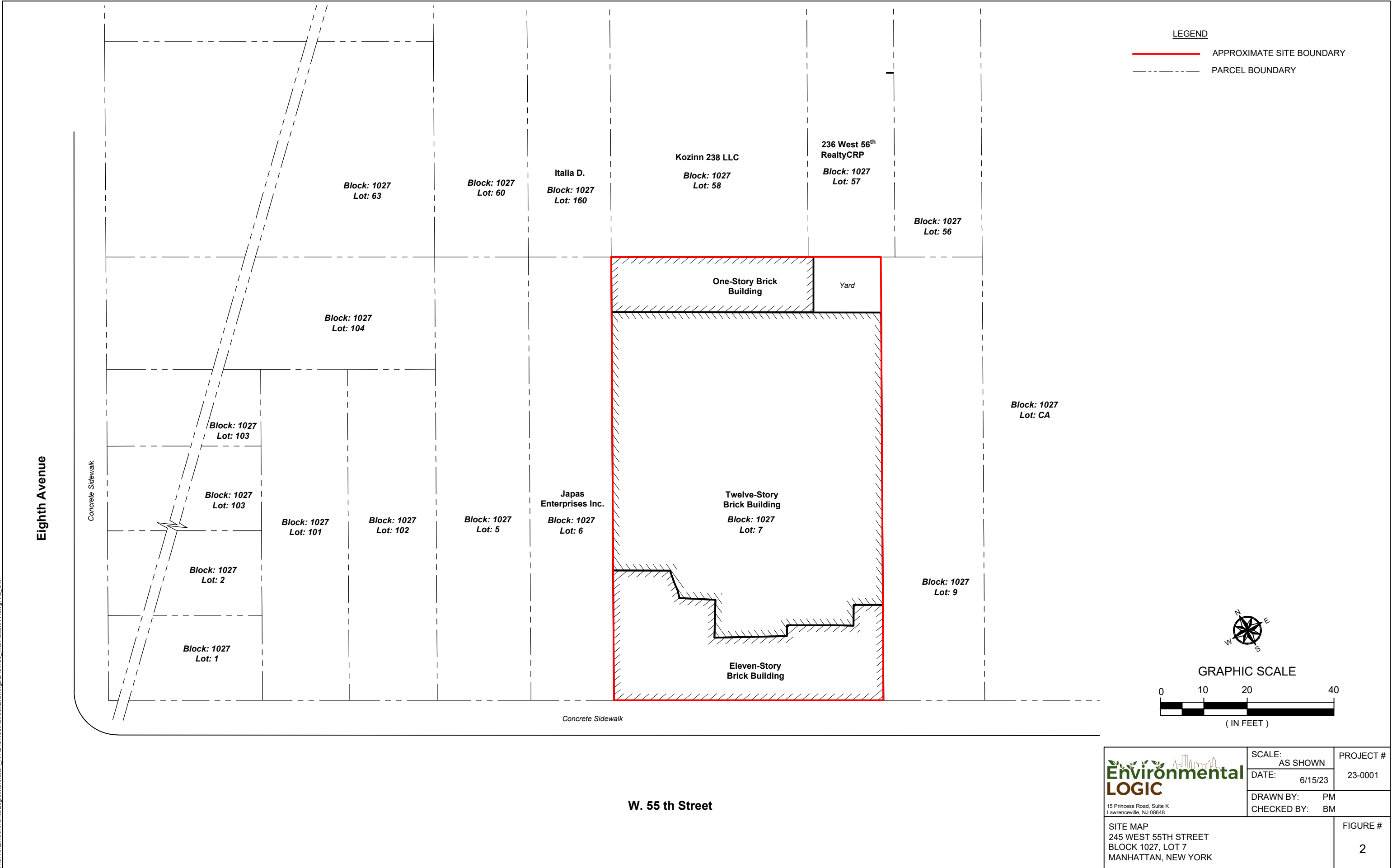
11 Princess Road Suite B,
Lawrenceville, NJ 08648

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



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



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.

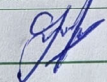
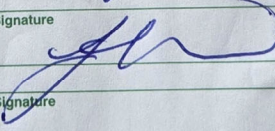
LEGEND:

- - 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
VOLK		
PROJECT	245 W 55TH ST FOUNDATION	DRAWING NO. PC-01
LOCATION	245 WEST 55TH STREET, NEW YORK, NY	SHEET NO.-
TITLE	FOUNDATION COORDINATION SHOP DRAWING STRUCTURAL PILES	PROJECT NO. J0542

BILL OF LADING		Document No.	2. Page 1	
3. Customer's Name and Mailing Address STRUCTURE TECH FLOOR 10 SEVENTH AVE NEW YORK, NY 10018		48683		
4. Phone () 5. Transporter 1 Company Name 6. US EPA ID Number		A. Document Number B. State ID C. State Transporter's ID D. Transporter's Phone E. State Transporter's ID F. Transporter's Phone G. State Facility's ID H. Facility's Phone		
7. Transporter 2 Company Name 8. US EPA ID Number		203.498.1427		
9. Designated Facility Name and Site Address CLEAN WATER OF NEW YORK INC 3239 RICHMOND TERRACE STATEN ISLAND NY 10303-0312		10. US EPA ID Number		
11. US DOT Description (including Proper Shipping Name, Hazard Class, and ID Number)		12. Containers		
HM		No. Type Quantity Unit Wt/Vol Waste No.		
a. NON DOT /NON RCRA REGULATED MATERIAL		001 5710 G		
b.				
c.				
d.				
J. Additional Descriptions for Materials Listed Above 245 W 55TH ST. NEW YORK, NY 10019		K. Handling Codes for Wastes Listed Above		
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 DAVID Garcia		Signature 		Date Month Day Year . . .
17. Transporter 1 Acknowledgement of receipt of Materials Printed/Typed Name Jimmy Williams		Signature 		Date Month Day Year 5 5 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 . . .

CUSTOMER COPY

WORK ORDER 43819

BILL OF LADING		1. Customer's US EPA ID No.	Document No. 48828	2. Page 1	Information in the shaded areas is not required by Federal law.	
3. Customer's Name and Mailing Address STRUCTURE TECH FLOOR 10 SEVENTH AVE NEW YORK NY 10018			A. Document Number			
4. Phone ()			B. State ID			
5. Transporter 1 Company Name MCVAC ENVIRONMENTAL SERVICES		6. US EPA ID Number CT-R-00000505	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 ATERACE 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.
a. NON DOT /NON RCRA REGULATED MATERIAL			No. 001	Type	4736 G	
b.						
c.						
d.						
J. Additional Descriptions for Materials Listed Above SITE LOCATION 245 W 55TH STREET NEW YORK NY 10019			K. Handling Codes for Wastes Listed Above APPROVAL 1040-032			
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.						
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Printed/Typed Name DAVID Garcia			Signature		Date	
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Printed/Typed Name			Signature		Date	
					Month Day Year	

CUSTOMER COPY