

Monthly Progress Report No. 13
July 2025
Reporting Period: June 1 – June 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 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 two Change of Use notifications related to construction activities on March 6, 2025 and June 26, 2025 respectively. 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

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 twenty one (21) 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, 41, 42, 45, and 46. The attached **Figure 3** shows the structural pile plan with the completed pile progress through the current June 2025 reporting period.

Pile installation activities were paused between June 13 and July 4, 2025, to facilitate the excavation and pouring of four (4) concrete pile caps along the northern basement wall, as described below. Pile installation activities resumed on July 7, 2025.

Excavation and installation of Four (4) Concrete Pile Caps along the Northern Wall

On April 17, 2025, a Change of Use Notification was submitted 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.

A conference call was conducted with NYSDEC, 245 WEST 55TH ST LLC, EL, and CMA on June 4, 2025 to discuss the NYSDEC concerns and to develop a path forward. A follow-up Site inspection by NYSDEC was conducted on June 18, 2025 to confirm the current conditions in the building basement. On June 26, 2025, NYSDEC sent approval to initiate the Change of Use activities to excavation and install the four (4) concrete pile caps and two (2) grade beams along the northern wall.

These activities were conducted between June 27 and June 30, 2025. The four (4) pile cap locations along the northern wall were excavated, and excavated soils were placed into washout bags for off-site disposal. The piles were cut down to grade post excavation. Rebar, cap forms, and water proofing were then set up and installed around each of the four (4) pile caps along the northern wall of the property. The two (2) grade beams were formed and installed.

Indoor Air Sampling

As requested by NYSDEC on June 26, 2025, change of use approval letter, two (2) indoor air samples were collected on June 27, 2025 within the basement of the building with one positioned to cover the average center of the north half of the site, and the other to cover the south half.

A summary of the samples collected are as follows:

Sample Name	Sample Depth	Analysis
IA-N1	Breathing zone (3-4 feet)	VOCs



Sample Name	Sample Depth	Analysis
IA-S1	Breathing zone (3-4 feet)	VOCs

These samples were collected over an 8-hour period and sent to PACE/Alpha Analytical (Alpha), of Westborough, Massachusetts – NYSDOH Certified Laboratory (NY Certification #11148 and #11627) for TO-15 analysis for VOCs. Results for these samples are still pending.

CAMP Oversight

As requested by NYSDEC, a Community Air Monitoring Program (CAMP) is being implemented during the Change of Use activities as described above. 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/m³) associated with the Change of Use pile installation activities during this monthly reporting period.

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 June 2025 reporting period, a total of approximately 6,000 gallons were removed from the water holding tank as follows:

Date	Volume of Water
June 6, 2025	6,000 gallons

A copy of the Manifest for the water disposal event is attached.

Soil/Debris Management

The pile drilling and pile cap excavation 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 of this material was conducted during the June reporting period as noted below.

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

During the June 2025 reporting period, the following soils/debris removal occurred:

- On June 6, 2025, stockpiled soils were transferred from the basement and placed into a roll off container at street level. The roll off was transported to Bayshore Soil Management for proper disposal.
- On June 27, 2025, soil cuttings from the pile cap excavation and from prior pile drilling activities were loaded into a roll off container and disposed of through Bayshore Soil Management.

Manifests for these soil disposal events are attached.

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 June 9, 2025, EL sent email correspondence to NYSDEC Hazardous Waste Compliance and Technical Support regarding the status of the May 1, 2025 Contained In Determination submittal. This submittal pertained to 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 and sampled to complete the RI.
- On June 9, 2025, the Hazardous Waste Compliance and Technical Support Section, Division of Materials Management, of NYDEC, sent email correspondence to EL requesting additional information about the IDW drums (water and soil media) that were the subject of in the Contained-In-Determination Request. EL responded the same day.
- On June 9, 2025, EL received the Contained-In-Determination Request approval.
- One June 13, 2025, NYSDEC requested a revised Daily Report for May 21, 2025, due to an incorrect date in the header. The revised report was provided the same day.



- On June 26, 2025, NYSDEC sent approval for the April 2025 Change in Use application for the excavation and installation of four (4) pile caps along the northern wall in the basement. In the approval letter, NYSDOH requested two indoor air samples to assess the current conditions due to the damaged basement slab.

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. As noted above, two (2) indoor air samples were collected on June 27, 2025, within the basement of the building laboratory results for these samples is still pending

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

As summarized above, 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. On June 26, 2025, these Change of Use activities were approved, provided that the pile installation activities would be temporarily paused to allow room for and ensure proper IDW handling while the work proposed along the northern wall proceeds.

Pile drilling activities were paused on June 13, 2025. CMA conducted soil/debris clean up of the basement slab in advance of a June 18, 2025, NYSDEC Site Inspection. Following the NYSDEC Site inspection, the April 2025 Change of Use Application was approved on June 26, 2025. The installation of the four (4) pile caps and two (2) grade beams were conducted between June 27 and June 30, 2025.

Pile drilling installation activities resumed on July 7, 2025.

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.

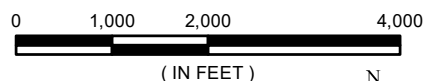




NEW YORK
QUADRANGLE LOCATION

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

Date: 6/14/23

Drawn By: PM

Checked By: BM

PROJECT:

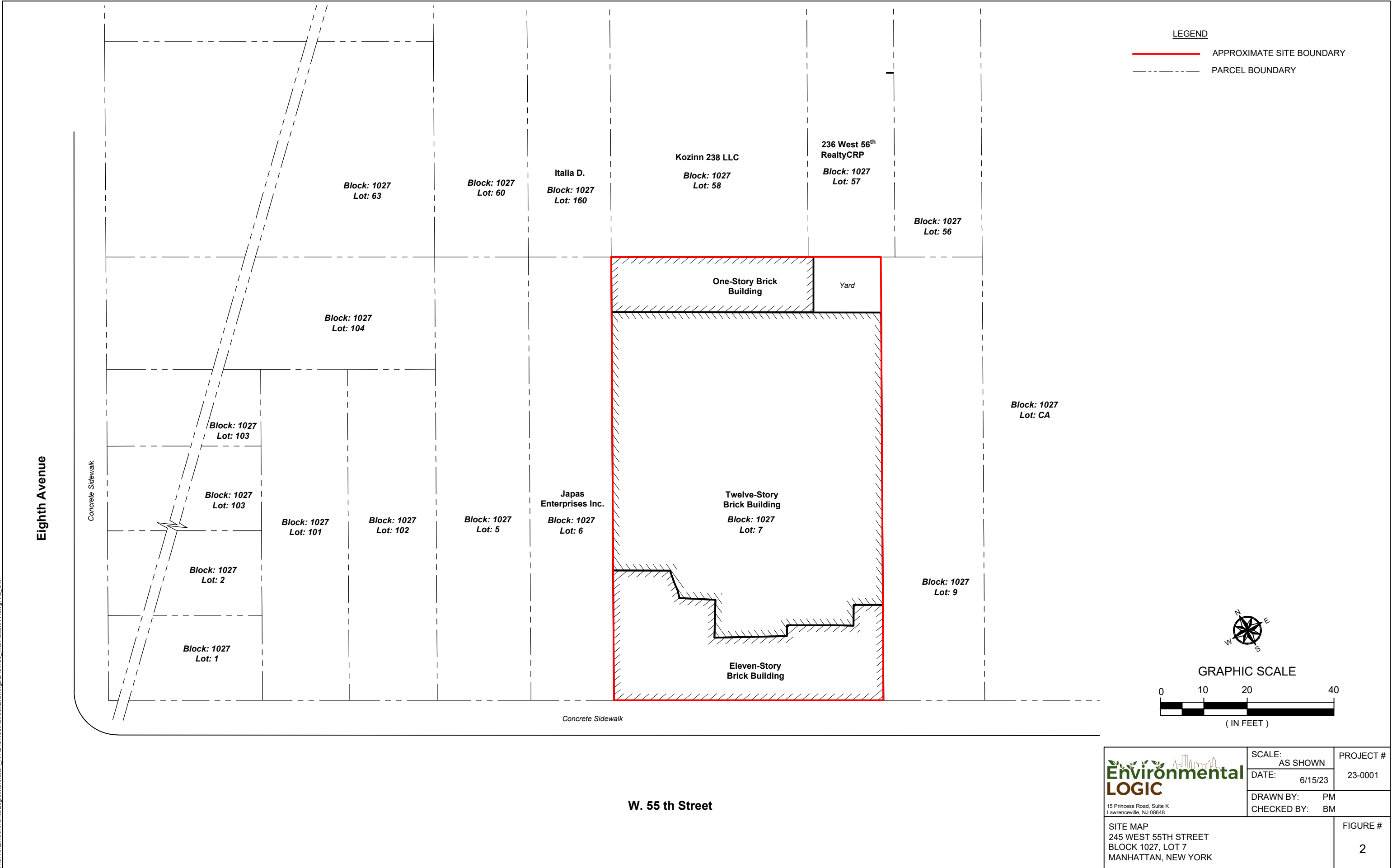
23-0001

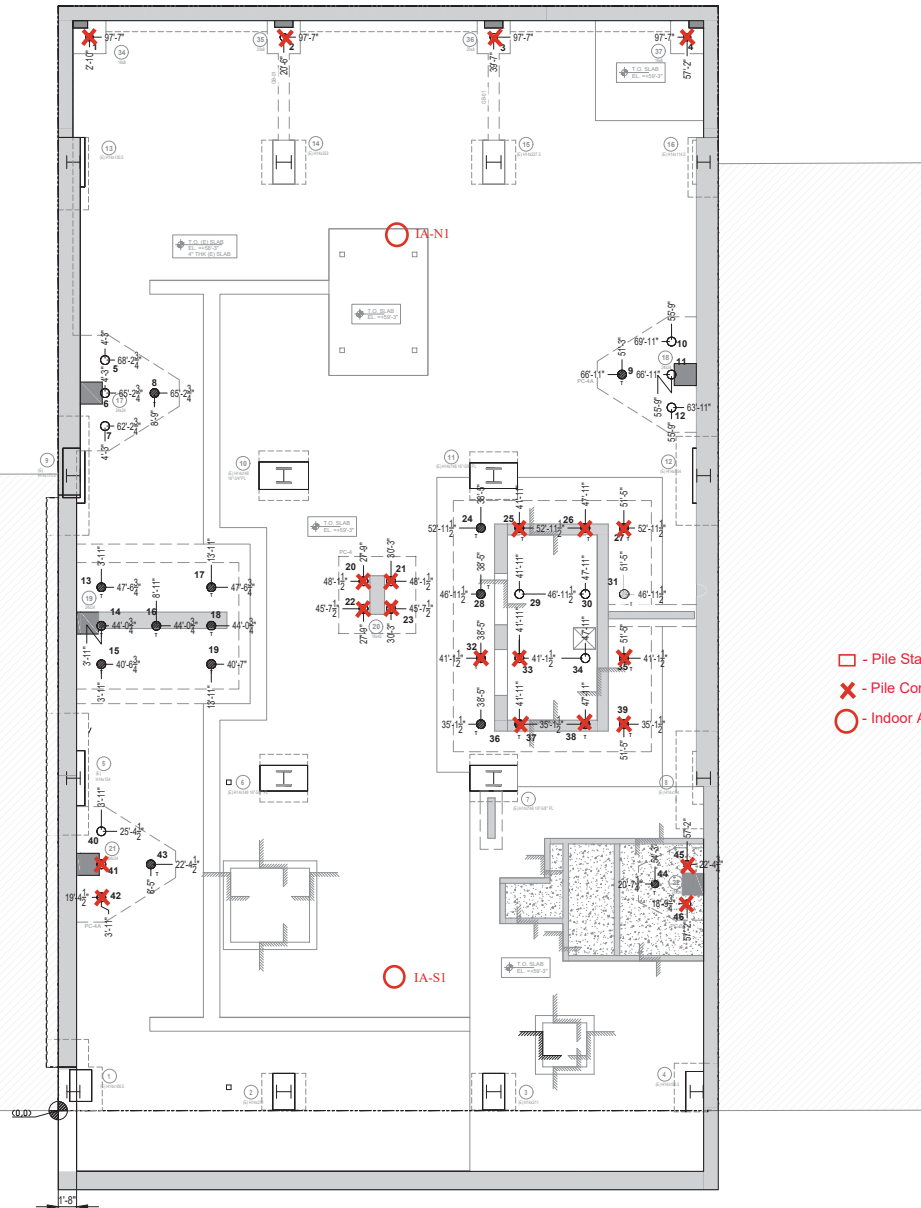
SITE LOCATION ON USGS QUADRANGLE
245 WEST 55TH STREET
BLOCK 1027, LOT 7
MANHATTAN, NEW YORK

FIGURE #

1

File: X:\Environmental\logic\Manhattan_NY\245W55thStreet\Drawings\245W55_ManhattanNY.dwg; F2_SM





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

○ - Indoor Air Sample Locations

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

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 FLOOR 10 SEVENTH AVE NEW YORK NY 10018		A. Document Number	
4. Phone ()					B. State ID	
5. Transporter 1 Company Name			6. US EPA ID Number		C. State Transporter's ID	
MCVAC ENVIRONMENTAL SERVICES			CTRD000005058		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 ATERACE STATEN ISLAND NY 10303-0312					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
a. HM			No.	Type		L. Waste No.
NON DOT /NON RCRA REGULATED MATERIAL			001		6.000	G
b.						
c.						
d.						
J. Additional Descriptions for Materials Listed Above			K. Handling Codes for Wastes Listed Above			
SITE LOCATION 245 W 55TH STREET NEW YORK NY 10019			APPROVAL 1040-132			
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
17. Transporter 1 Acknowledgement of receipt of Materials						
Printed/Typed Name			Signature			Date
Scott Keller			[Signature]			06 09 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
DAVID Garcia			[Signature]			Month Day Year

FORMEX, INC. (717) 737-3430

TRANSPORTER

FACILITY

CUSTOMER COPY

GENERATOR

TRANSPORTER INT'L

DESIGNATED FACILITY

NON-HAZARDOUS WASTE MANIFEST		1. Generator ID Number 2725-0325		2. Page 1 of		3. Emergency Response Phone		4. Waste Tracking Number E 1021096	
5. Generator's Name and Mailing Address 245 WEST 55TH STREET LLC 250 W 55TH STREET, 17TH FLOOR NEW YORK, NY 10019 Generator's Phone: 212-916-1505				Generator's Site Address (if different than mailing address) 245 WEST 55TH STREET PROJECT 245 WEST 55TH STREET NEW YORK, NY 10019					
6. Transporter 1 Company Name Planet Waste Services				18836-MN		U.S. EPA ID Number 2A-736			
7. Transporter 2 Company Name						U.S. EPA ID Number			
8. Designated Facility Name and Site Address BAYSHORE SOIL MANAGEMENT 75 CROWS HILL ROAD HEASBEY, NJ 08832 Facility's Phone: (732) 738-6000						U.S. EPA ID Number			
9. Waste Shipping Name and Description 1. NON-HAZ URBAN FILL				10. Containers		11. Total Quantity		12. Unit Wt./Vol.	
				No. Type					
				1 20					
13. Special Handling Instructions and Additional Information BSH 2725-0325 -									
14. GENERATOR'S/OFFEROR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations.									
Generator's/Offeror's Printed/Typed Name						Signature		Month Day Year	
15. International Shipments <input type="checkbox"/> Import to U.S. <input type="checkbox"/> Export from U.S. Port of entry/exit: Date leaving U.S.:									
16. Transporter Acknowledgment of Receipt of Materials									
Transporter 1 Printed/Typed Name Enrique Cedeño						Signature Enrique Cedeño		Month Day Year 6 6 2025	
Transporter 2 Printed/Typed Name						Signature		Month Day Year	
17. Discrepancy									
17a. Discrepancy Indication Space <input type="checkbox"/> Quantity <input type="checkbox"/> Type <input type="checkbox"/> Residue <input type="checkbox"/> Partial Rejection <input type="checkbox"/> Full Rejection									
Manifest Reference Number:									
17b. Alternate Facility (or Generator)						U.S. EPA ID Number			
Facility's Phone:						Month Day Year			
17c. Signature of Alternate Facility (or Generator)						Month Day Year			
18. Designated Facility Owner or Operator: Certification of receipt of materials covered by the manifest except as noted in Item 17a									
Printed/Typed Name						Signature		Month Day Year	

NON-HAZARDOUS
WASTE MANIFEST

1. Generator ID Number

2725-0325

2. Page 1 of

3. Emergency Response Phone

4. Waste Tracking Number

E

1021095

5. Generator's Name and Mailing Address

245 WEST 55TH STREET LLC
250 W 55TH STREET, 17TH FLOOR
NEW YORK, NY 10019

Generator's Phone: 212-315-1505

Generator's Site Address (if different than mailing address)

245 WEST 55TH STREET PROJECT
245 WEST 55TH STREET
NEW YORK, NY 10019

6. Transporter 1 Company Name

Planet Waste Services

18836-MN

U.S. EPA ID Number

2A-736

U.S. EPA ID Number

U.S. EPA ID Number

8. Designated Facility Name and Site Address

BAYSHORE SOIL MANAGEMENT
75 CROWS HILL ROAD
KEASBEY, NJ 08832

Facility's Phone: (732) 738-6000

9. Waste Shipping Name and Description

10. Containers

11. Total

12. Unit

No.

Type

Quantity

Wt./Vol.

1. NON-HAZ URBAN FILL

1

2.

3.

4.

13. Special Handling Instructions and Additional Information

BSN 2725-0325 -

14. GENERATOR'S/OFFEROR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations.

Signature

Month Day Year

Generator's/Officer's Printed/Typed Name

15. International Shipments

☐ Import to U.S.☐ Export from U.S.

Port of entry/exit:

Date leaving U.S.:

Transporter Signature (for exports only):

16. Transporter Acknowledgment of Receipt of Materials

Signature

Month Day Year

Transporter 1 Printed/Typed Name

Transporter 2 Printed/Typed Name

Signature

Month Day Year

17. Discrepancy

17a. Discrepancy Indication Space

☐ Quantity☐ Type☐ Residue☐ Partial Rejection☐ Full Rejection

Manifest Reference Number:

U.S. EPA ID Number

17b. Alternate Facility (or Generator)

Facility's Phone:

17c. Signature of Alternate Facility (or Generator)

Month Day Year

18. Designated Facility Owner or Operator: Certification of receipt of materials covered by the manifest except as noted in Item 17a

Printed/Typed Name

Signature

Month Day Year

DESIGNATED FACILITY TO GENERATOR