

Monthly Progress Report No. 15
September 2025
Reporting Period: August 1 – August 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 monthly 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 July 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.

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 in the previous monthly report.

On July 3, 2025, NYSDEC provided approval to resume pile drilling activities, as described in the February 28, 2025 Change of Use Notification. Pile installation activities resumed on July 7, 2025.

To date, a total of thirty-three (33) piles have been completed. This includes the following: Pile numbers 1, 2, 3, 4, 5, 8, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, and 46. The attached **Figure 3** shows the structural pile plan with the completed pile progress through the current August 2025 reporting period.

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 August 2025 reporting period, approximately 6,349 gallons of water were removed from the holding tank on August 18, 2025. A copy of the bill of lading 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.

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 August 2025 reporting period, no off-site removal of soil or debris occurred. Disposal is anticipated to take place in the September reporting period.

Reporting

The following reports were submitted to NYSDEC during the August 2025 reporting period:

- Daily reports to NYSDEC documenting the oversight of construction activities and implementation of the NYSDEC-approved CAMP.

3.0 Activities Anticipated for the Next Reporting Period

Oversight of pile installation will continue along with 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)

None.

5.0 Results of Sampling, Testing and Other Relevant Data

The 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. NYSDEC sent a comment letter, dated August 22, 2025, regarding the RIR. A revised RIR will be submitted during the September 2025 reporting period.

6.0 Information Regarding Project Schedule and Completion

The Remedial Investigation portion of the project is complete. A Remedial Investigation Report (RIR) 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. NYSDEC sent a comment letter, dated



August 22, 2025, regarding the RIR. A revised RIR will be submitted during the September 2025 reporting period.

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**

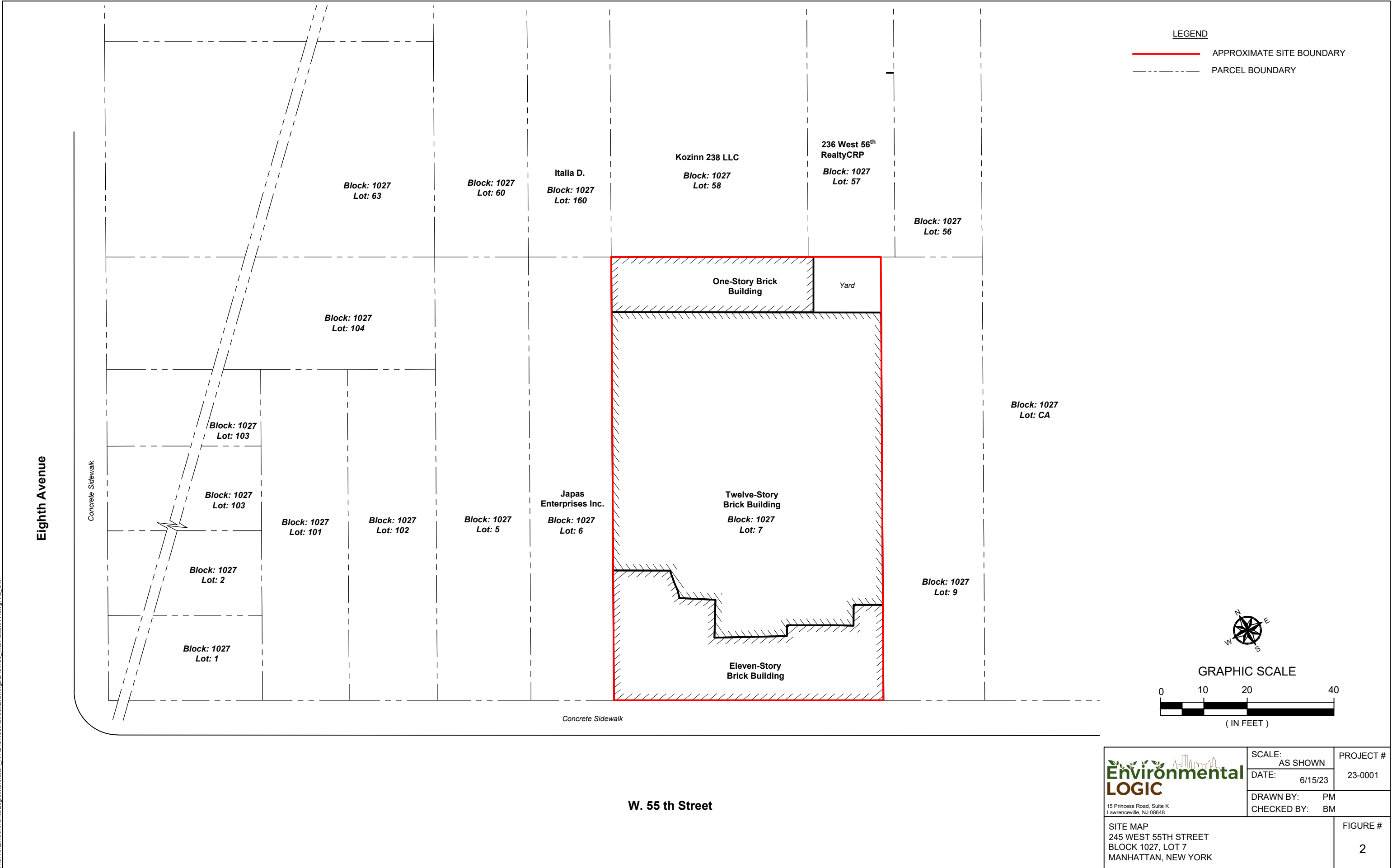
11 Princess Road Suite B,
Lawrenceville, NJ 08648

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





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

3. Customer's Name and Mailing Address		1. Customer's US EPA ID No.	Document No. MCV48802	2. Page 1	Information in the shaded areas is not required by Federal law.		
4. Phone ()		MADIGAN DEV. STRUCTURE TECH FLOOR 10 TTH AUB NEW YORK, NY			A. Document Number		
5. Transporter 1 Company Name		6. US EPA ID Number	B. State ID				
7. Transporter 2 Company Name		8. US EPA ID Number	C. State Transporter's ID				
9. Designated Facility Name and Site Address		10. US EPA ID Number	D. Transporter's Phone 203.498.1427				
CLEAN WATER 3249 RICHMOND TER STATEN ISLAND, NY			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		13. Total Quantity	14. Unit Wt/Vol	L. Waste No.	
a. HM		No. Type					
NON DOT / NON RCRA REG MAT		. . . 001		. TT. 6.349		G	
b.				
c.				
d.				
J. Additional Descriptions for Materials Listed Above		K. Handling Codes for Wastes Listed Above					
SITE LOC 245 W 55TH ST NEW YORK, NY 10019							
15. Special Handling Instructions and Additional Information							
APP 1040-032							
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			
Tremell Kallikar				Month Day Year 8/18/25			
17. Transporter 1 Acknowledgement of receipt of Materials		Signature		Date			
Printed/Typed Name		Signature		Month Day Year			
Jimmy Williams				8/18/25			
18. Transporter 2 Acknowledgement of receipt of Materials		Signature		Date			
Printed/Typed Name		Signature		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			
				. . .			