

**Monthly Progress Report No. 21**  
**February 2026**  
**Reporting Period: February 1 – February 28, 2026**

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 55<sup>th</sup> Street, Manhattan, New York (the Site) through February 28, 2026.

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.

The following Change of Use Notifications were previously accepted by NYSDEC for the site:

- August 20, 2024 – NYSDEC provided acceptance via e-mail for the soil excavation and disposal of soils in the former northeastern courtyard area.
- March 26, 2025 – NYSDEC accepted the Change of Use for drilling of steel pipe piles and caissons.
- June 26, 2025 – NYSDEC accepted the Change of Use for installation of four (4) pile caps and grade beams along the northern property boundary.
- September 22, 2025 – NYSDEC partially accepted the Change of Use application for the installation of support of excavation (SOE) caissons. The approval was specifically for the installation of eight (8) of caissons in the northern portion of the new elevator area.
- December 12, 2025 – NYSDEC accepted the Change of Use Notification related to construction activities for foundation elements.

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**

### **Pile Installation and Foundation Elements**

On December 12, 2025, NYSDEC accepted the Change of Use notification for the completion of additional foundation elements related to construction activities. This included:

1. Drilling of the remaining Support of Excavation (SOE) piles;
2. Excavation and pouring of six (6) additional concrete pile caps;
3. Excavation and installation of the concrete elevator pit walls and mat foundation;
4. Backfilling of the previous freight elevator area (haunch mat area) to bring to area to current grade; and
5. Installation of gravel bed and vapor barrier for future SSDS beneath the elevator pit.

As noted in prior monthly reports, during the December 2025 reporting period, drilling and installation of the remaining support of excavation (SOE) piles was completed (item #1). **Figure 3** shows the structural plan with the completed SOE piles. During the January 2026 reporting period, soils were excavated for the installation of three of the six concrete pile caps (item #2). Excavation activities of the soils within the elevator pit (RO1A) area were also conducted including the installation of the gravel bed, vapor barrier, waterproofing and mat foundation (items #3 and #5). The location of the new elevator pit is shown on **Figure 4**.

During the current February 2026 reporting period the following excavation and pouring of concrete caps (item #2) occurred:

- February 2 - concrete was poured and completed for pile cap PC-4ASW.
- Between February 2 and 6, soil excavation continued to form and pour pile cap PC-4ANE.
- February 4 - Excavation activities began and were completed to form and pour pile cap PC-4.
- February 13 – Excavation activities began and were completed to form and pour pile cap PC-4ANW.

**Figure 4** shows the structural plan with the pile cap locations. Installation of the rebar and concrete pouring were completed for these pile caps.

Between February 9 and 16, 2026, excavation of soils to form and pour the sixth and final pile cap (item #2), located in the Former Elevator Pit (RO1) wall was conducted. Installation of rebar and concrete pouring was completed on February 19, 2026.

Additionally, between February 10 and 19, 2026, work continued on the sidewalls of the new elevator pit (RO1A) including installation of the water proofing layer, installation of the vapor barrier by Clean Vapor, and installation of the drainage mats over the vapor barrier. Additional stone (ASTM #5), consistent with the NYSDEC approved import request, was also delivered to the site and transferred into the elevator pit (RO1A). Between February 17 and 18, 2026, preparation for installation of concrete forms continued at RO1A for the vertical extension of the elevator pit wall.

### **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) ( $150 \mu\text{g}/\text{m}^3$ ) associated with the Change of Use pile installation activities during this monthly reporting period.

The following reading was observed and determined to be unrelated to the pile drilling activities:

- On February 3, 2026, there was a reading above the NYSDEC approved CAMP 15-minute average for PM-10 ( $150 \mu\text{g}/\text{m}^3$ ) at approximately 3:15 PM of  $364.7 \mu\text{g}/\text{m}^3$ . All site activities were immediately stopped and did not resume, as it was near the end of the workday. Further investigation identified the source of Particulate Matter contributing to the high levels seen at 3:15 PM as an idling truck parked adjacent to the CAMP monitor station, while delivering portable toilets to the Site.

### **Water Handling**

As noted in the Change of Use application, potable water was 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. If needed, 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.

All drilling required under the change of use notification was completed during the December 2025 reporting period. During the February 2026 reporting period no water was generated for disposal and there were no water handling activities.

### **Soil/Debris Management**

The pile cap and new elevator pit excavation activities generated soil for off-site disposal. Pending disposal, all drill cuttings and excavated soils were stockpiled on and covered with plastic sheeting and/or placed in plastic washout bags. Washout bags were also covered with plastic sheeting when no active drilling or soil disposal activities are taking place to keep soil and any associated moisture contained. Stockpiled soils were transferred to a roll-off container, which was transported under manifest to Bayshore Soil Management of Keasby, NJ. Disposal activities took place on the following dates during the Reporting Period:

- February 9, 2026 – 1 roll off; and
- February 11, 2026 – 1 roll off.

Copies of the disposal manifests are attached.

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 correspondence was submitted to NYSDEC during the February 2026 reporting period:

- Daily reports to NYSDEC documenting the oversight of construction activities and implementation of the NYSDEC-approved CAMP.
- On February 5, 2026, a virtual meeting was held with NYSDEC and 245 WEST 55TH ST LLC to discuss the proposed installation of a perimeter soil vapor extraction (SVE) system.
- On February 9, 2026, EL submitted a revised Remedial Investigation Report (RIR) to NYSDEC addressing comments documented in a January 8, 2026 email.
- On February 9, 2026, EL submitted a 30-day extension request to address comments received in a January 8, 2026 letter on Draft Remedial Action Work Plan (RAWP) that was submitted on May 22, 2025. In an email dated February 11, 2026, NYSDEC approved the extension on the RAWP with a deadline of March 9, 2026.
- On February 23, 2026, EL submitted correspondence from Matthew Carroll, PE, the certifying engineer for the 245 W 55<sup>th</sup> Street site responding to NYSDEC's request to revise the Draft Remedial Action Work Plan to include a perimeter SVE system for the above-referenced Site and we are currently awaiting NYSDEC feedback.

- On February 25, 2026, EL submitted a Change of Use Notification for the installation of additional foundation elements.

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

A Change of Use Notification was submitted to NYSDEC on February 25, 2026. Pending approval, additional foundation elements will continue to be installed during the next reporting period. Oversight and submittal of daily reports documenting these activities will continue.

### **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) was submitted May 16, 2025, and revised September 24, 2025, which contains all laboratory analytical results for soil and groundwater samples collected as part of the remedial investigation. These results were also summarized in the Fact Sheet published by NYSDEC for the Site on October 15, 2025.

NYSDEC sent requested modifications via email on January 8, 2026 for the September 2025 RIR. A revised RIR was submitted on February 9, 2026.

### **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 and revised in September 2025. NYSDEC sent modifications request via email on January 8, 2026. A revised RIR was submitted during the February 2026 reporting period.

A draft 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 January 8, 2026 with requested modifications to the RAWP. A 30-day extension request was submitted for the revised RAWP which was approved by NYSDEC on February 11, 2026. The revised RAWP is being prepared.

On February 23, 2026, EL submitted correspondence from Matthew Carroll, PE, the certifying engineer for the 245 W 55<sup>th</sup> Street site responding to NYSDEC's request to revise the Draft Remedial Action Work Plan to include a perimeter SVE system for the above-referenced Site. Because the outcome of this evaluation will inform revisions to the RAWP, the project schedule for RAWP resubmission is dependent upon NYSDEC feedback.

On October 15, 2025, NYSDEC published the Fact Sheet summarizing the Remedial Investigation Report (RIR) and recommending the development of a cleanup plan to address the contamination at the Site.

**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**

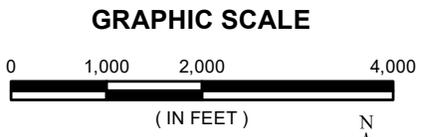
None.



## FIGURES



**SITE LOCATION**



**Environmental LOGIC**

11 Princess Road Suite B,  
Lawrenceville, NJ 08648

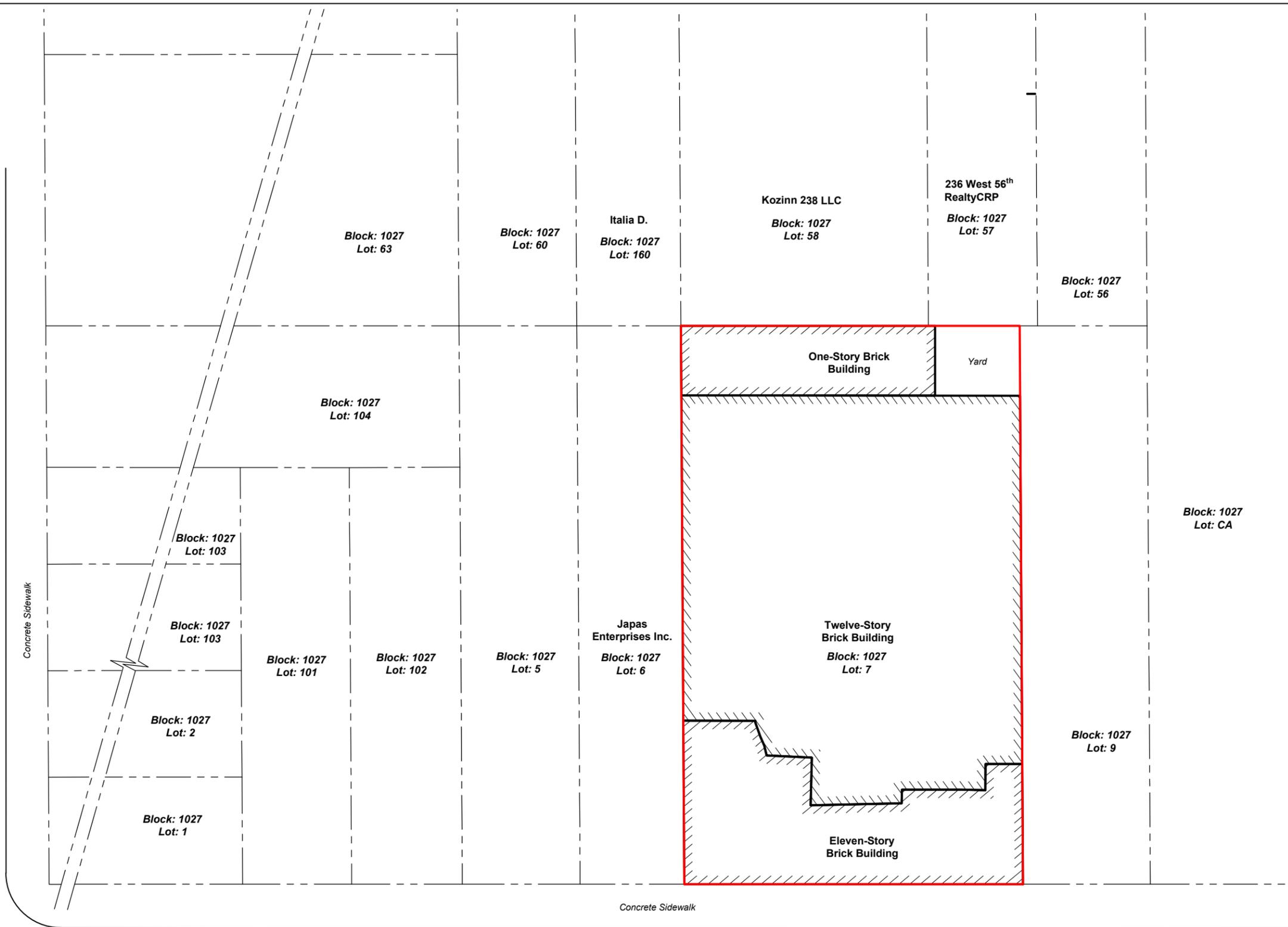
Scale:	AS SHOWN	PROJECT:	23-0001
Date:	6/14/23		
Drawn By:	PM		
Checked By:	BM		

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 Manhattan NY.dwg: F2\_SM

**Eighth Avenue**



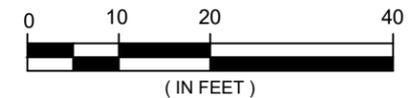
**LEGEND**

— APPROXIMATE SITE BOUNDARY

- - - PARCEL BOUNDARY

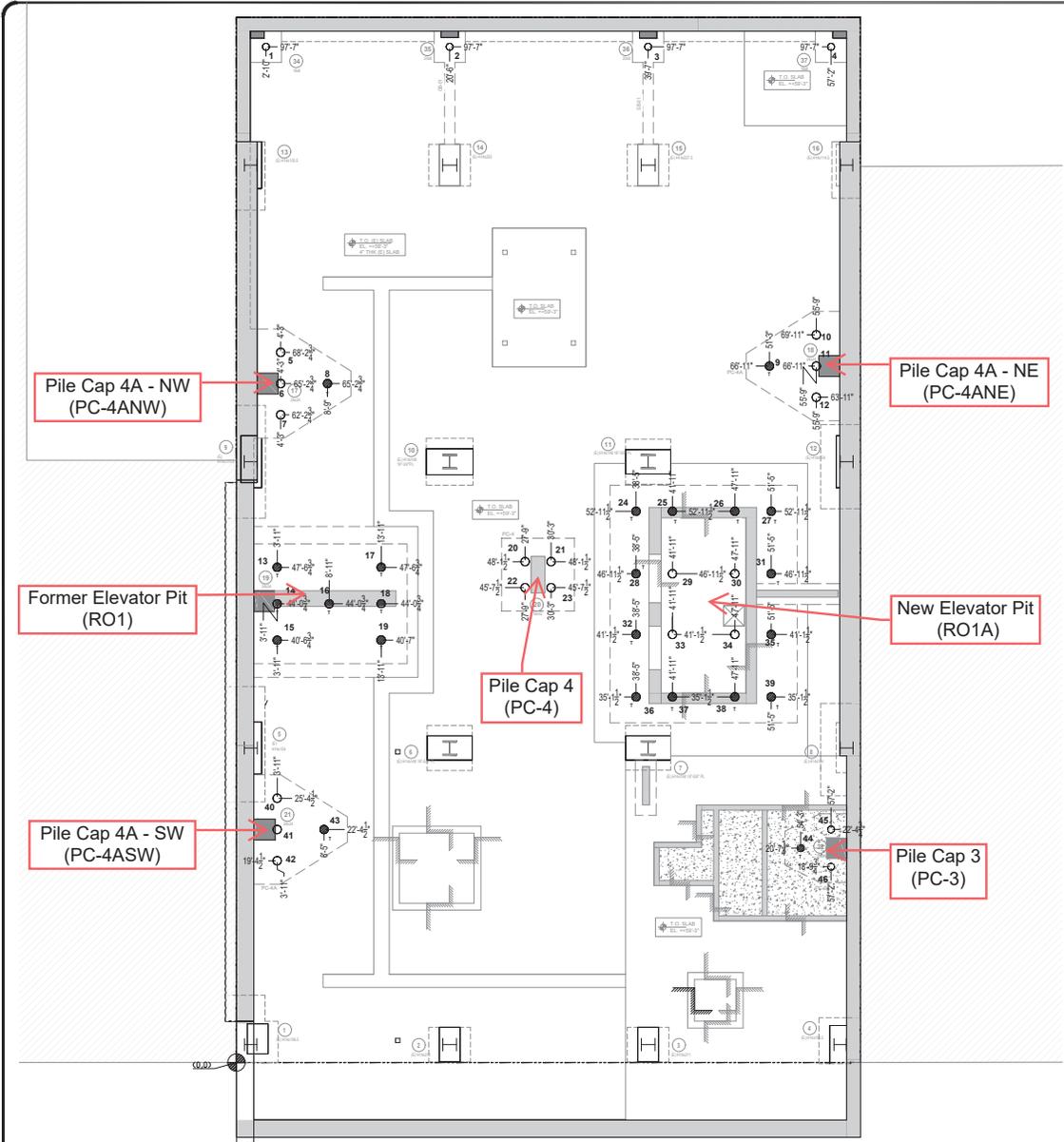


GRAPHIC SCALE



**W. 55 th Street**

<p>15 Princess Road, Suite K Lawrenceville, NJ 08648</p>	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.

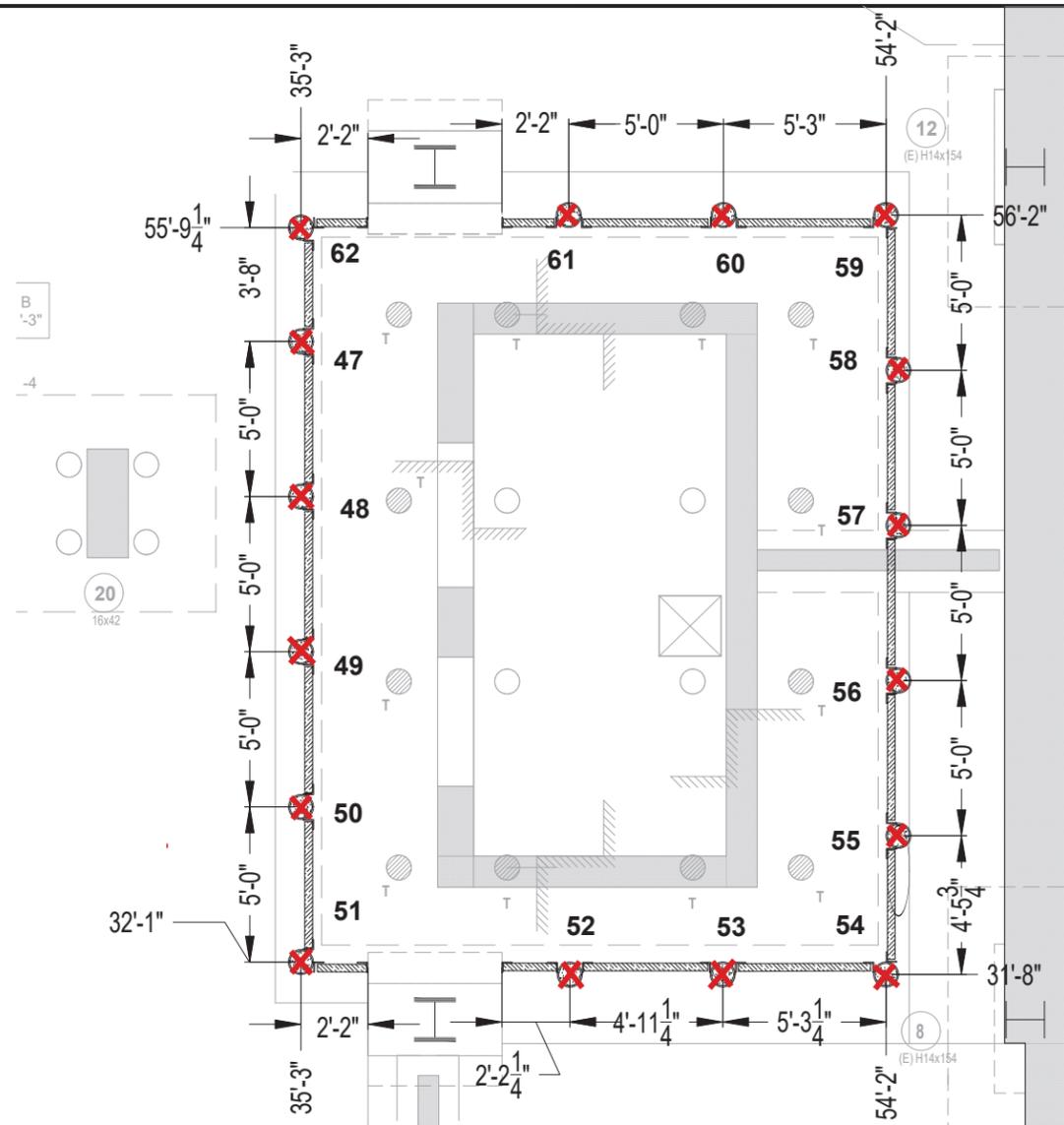
LEGEND:

- - 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}
- XX-XX"
- YY'-YY"

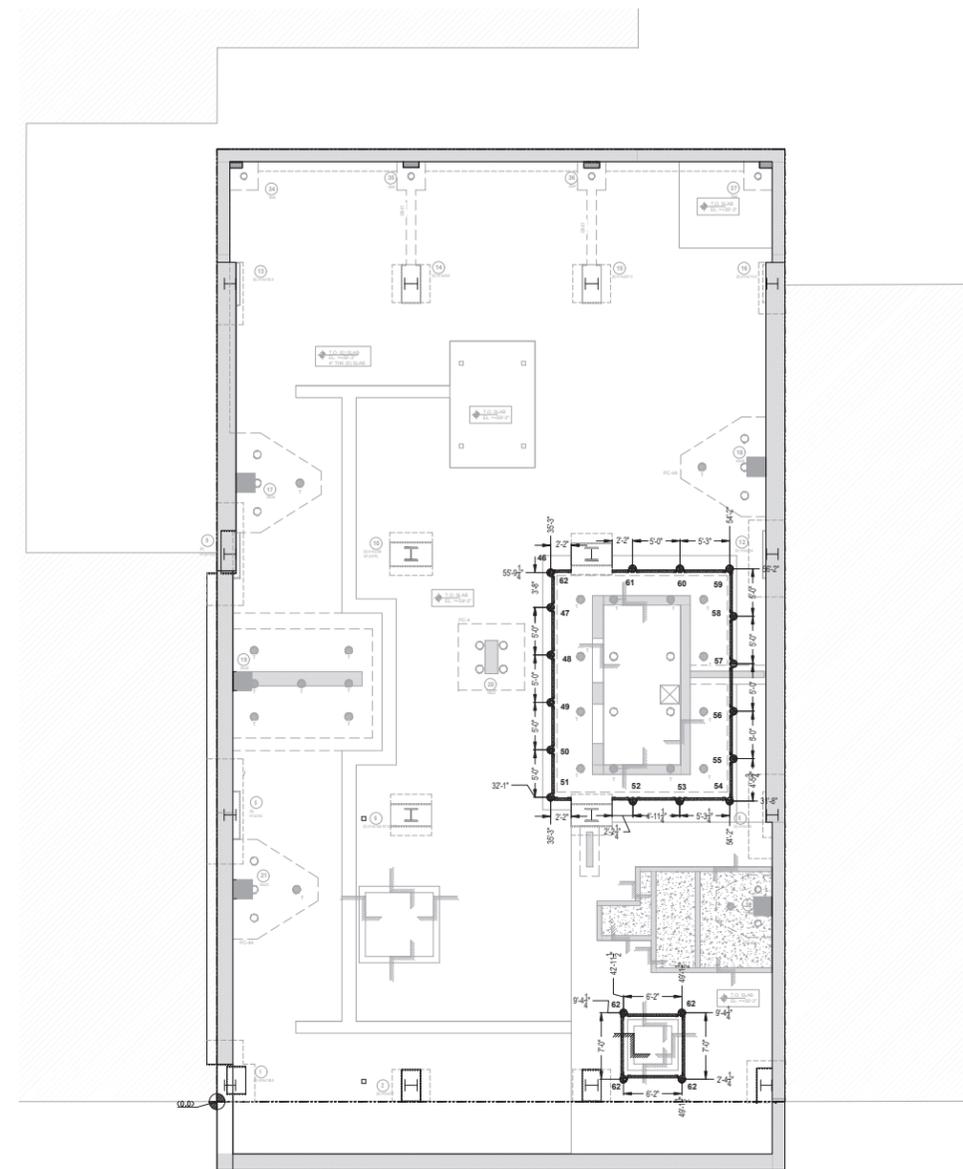
REV: 01	03/26/2025	AS PER REVIEWED COMMENTS
REV: 01	11/20/2024	AS PER REVIEWED COMMENTS
REVISION #	REVISION DATE	REVISION STATUS
DATE: 3/26/25	BY: AM	CHECKED BY: JS

**VOLK**

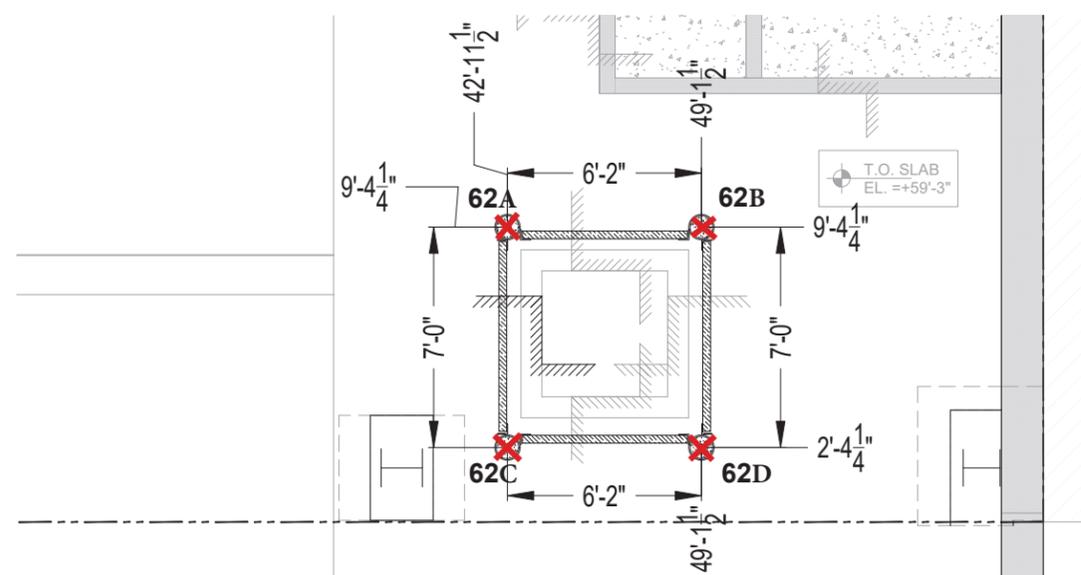
PROJECT	245 W 55TH ST FOUNDATION	DRAWING NO. PC-01
LOCATION	245 WEST 55TH STREET, NEW YORK NY	SHEET NO-
TITLE	FOUNDATION COORDINATION SHOP DRAWING STRUCTURAL PILES	PROJECT NO. J0542



- - Pile Started
- ✗ - Pile Completed



SOE PILES KEY PLAN



SOE PILE COORDINATION

SCALE: 3/8" = 1'-0"

REV: 02	04/29/2025	AS PER UPDATED COY PAA
REV: 01	11/20/2024	AS PER REVIEWED COMMENTS
REVISION #	REVISION DATE:	REVISION STATUS
DATE: 4/30/25	BY: JS	CHECKED BY: JS



PROJECT	245 W 55TH ST FOUNDATION	DRAWING NO. 3
LOCATION	245 WEST 55TH STREET, NEW YORK NY	SHEET NO-
TITLE	SOE COORDINATION SHOP DRAWING SOE PILES	PROJECT NO. J0542

## **MANIFESTS**

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NON-HAZARDOUS WASTE MANIFEST

1. Generator ID Number  
2725-0325

2. Page 1 of

3. Emergency Response Phone

4. Waste Tracking Number

E 1021068

5. Generator's Name and Mailing Address

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

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

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

Generator's Phone: 212-315-1505

6. Transporter 1 Company Name

U.S. EPA ID Number

7. Transporter 2 Company Name

U.S. EPA ID Number

8. Designated Facility Name and Site Address

BAYSHORE SOIL MANAGEMENT  
75 CROWN HILL ROAD  
HEASBET, NJ 08632

U.S. EPA ID Number

Facility's Phone: (732) 788-6000

9. Waste Shipping Name and Description

10. Containers

11. Total Quantity

12. Unit Wt./Vol.

1. NON-HAZ URBAN FILL

No. Type

2.

3.

4.

13. Special Handling Instructions and Additional Information

SSR 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/Offor's Printed/Typed Name

Signature

Month Day Year

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

Transporter 1 Printed/Typed Name

Signature

Month Day Year

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

Signature

Printed/Typed Name

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 1021069

5. Generator's Name and Mailing Address

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

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

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

Generator's Phone: 212-315-1505

U.S. EPA ID Number

6. Transporter 1 Company Name

U.S. EPA ID Number

7. Transporter 2 Company Name

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 Quantity

12. Unit Wt./Vol.

No. Type

1. NON-HAZ URBAN FILL

2.

3.

4.

13. Special Handling Instructions and Additional Information

BSR 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.

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Month Day Year

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Signature

Month Day Year

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Printed/Typed Name

Signature

Month Day Year