
Monthly Progress Report No. 23
April 2026
Reporting Period: April 1 – April 30, 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 55th Street, Manhattan, New York (the Site) through April 30, 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 (COU) 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 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

During the April 2026 reporting period, there were no environmental investigation or remediation activities conducted at the Site. Additionally, there were no activities conducted under the aforementioned COUs. Accordingly, no Site-related activities involving soil disturbance or management within the basement were undertaken; therefore, there were no soil or water disposal activities, and no CAMP was implemented.

Reporting

The following correspondence was submitted to NYSDEC during the April 2026 reporting period:

- On April 9, 2026, EL submitted the revised Remedial Action Work Plan, addressing comments received in a January 8, 2026 NYSDEC letter on the Draft Remedial Action Work Plan (RAWP) that was submitted on May 22, 2025.
- On April 29, 2026, EL submitted a request to NYSDEC and NYSDOH for a virtual meeting to discuss the proposed extent of the SVE system coverage for the perimeter. NYSDEC sent a response the same day to set up the meeting for Friday, May 1.
- On April 29, 2026 EL sent a 7-day notification via email to NYSDEC and NYSDOH for a pilot test for the design of the perimeter SVE system.

3.0 Activities Anticipated for the Next Reporting Period

A Change of Use Notification was submitted to NYSDEC on February 25, 2026. Pending approval, installation of additional foundation elements is anticipated during the next reporting period. Oversight of these activities, along with submittal of daily reports documenting the work and associated CAMP implementation will be conducted in accordance with NYSDEC requirements.

A pilot test for the design of a perimeter SVE system for mitigating migration of soil vapor is planned for the next reporting period. Oversight of these activities, along with submittal of daily reports documenting the work and associated CAMP implementation will be conducted in

accordance with NYSDEC requirements. Following completion of the pilot test, SVE wells will be installed, and a Design Document for the SVE system will be submitted to NYSEC and NYSDOH.

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. Final NYSDEC approval is pending.

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. Final NYSDEC approval is pending.

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.

A draft Remedial Action Work Plan (RAWP) was 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. An initial 30-day extension request was submitted for the revised RAWP which was approved by NYSDEC on February 11, 2026.

On February 23, 2026, EL submitted correspondence from Matthew Carroll, PE, the certifying engineer for the 245 W 55th 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 affected the RAWP, an additional 30-day extension request was submitted for the revised RAWP which was approved by NYSDEC on March 12, 2026.

EL received a NYSDEC response on March 26, 2026 reasserting that the RAWP must include a perimeter SVE system. The revised RAWP was submitted on April 9, 2026.

On April 29, 2026, EL requested a virtual meeting with NYSDEC and NYSDOH to discuss the proposed extent of the perimeter SVE system coverage. The meeting was held on May 1, 2026, which falls within the next reporting period. The purpose of the meeting was to obtain alignment on the anticipated SVE coverage area prior to implementation of the pilot test program. An SVE pilot test program is planned for the May 2026 reporting period to support design of the perimeter SVE system.

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.

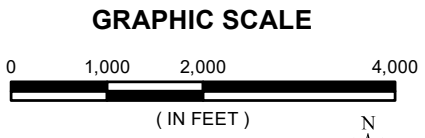
9.0 Activities Anticipated in Support of the CPP for the Next Reporting Period

None.

FIGURES



SITE LOCATION



Environmental LOGIC

11 Princess Road Suite B,
Lawrenceville, NJ 08648

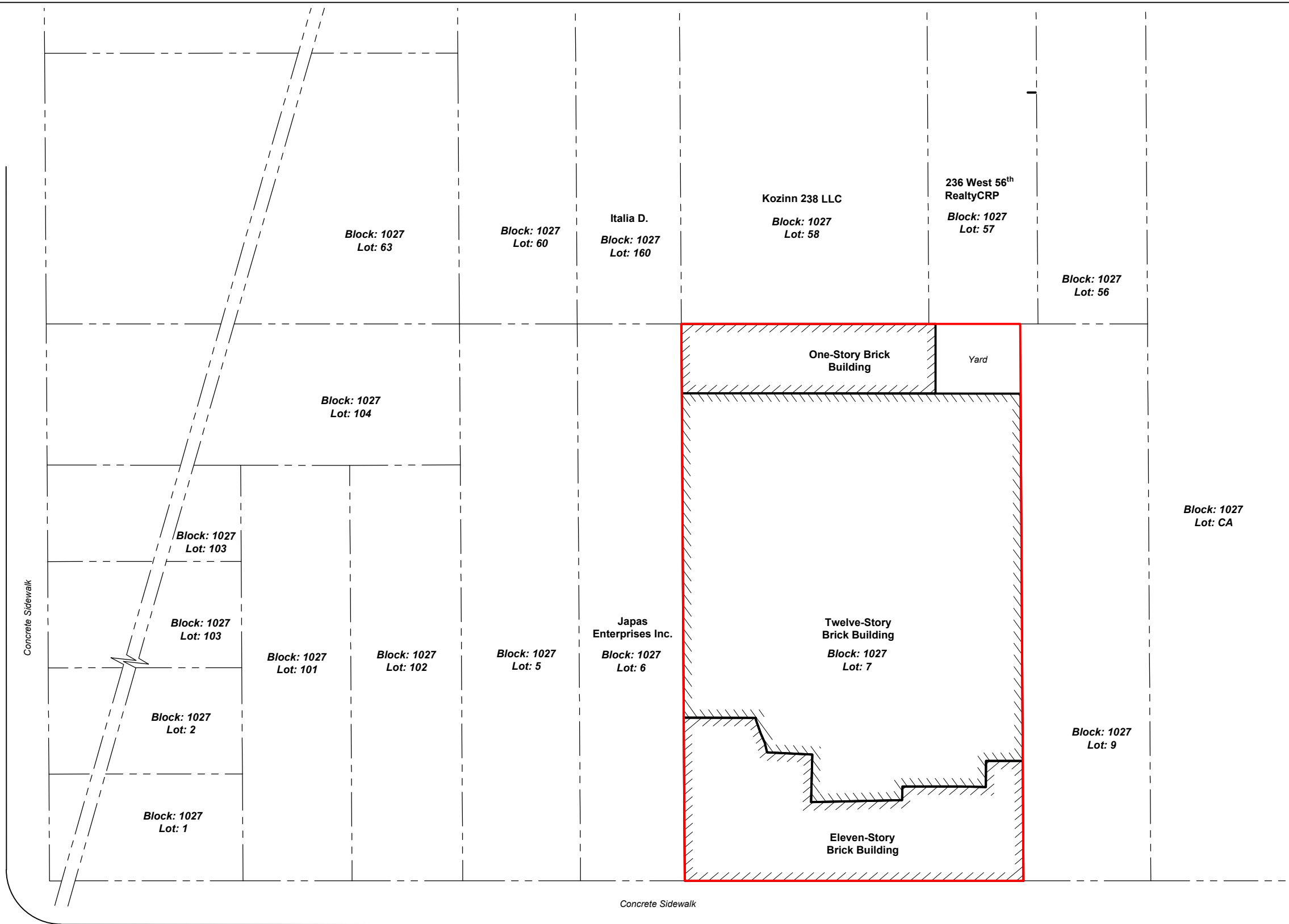
Scale:	AS SHOWN	PROJECT:	23-0001
Date:	6/14/23		
Drawn By:	PM		
Checked By:	BM		

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.dwg: F2_SM

Eighth Avenue



LEGEND

— APPROXIMATE SITE BOUNDARY

- - - PARCEL BOUNDARY



GRAPHIC SCALE



<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