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Monthly Progress Report No. 27
August 2026
Reporting Period: August 1 – August 31, 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 August 31, 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. Remedial investigation (RI) activities were completed between April 2024 and April 2025 and a RI Report submitted to NYSDEC as detailed herein.

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.

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.

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. EL received a NYSDEC response on March 26, 2026, reasserting that the RAWP must include a perimeter SVE system.

A revised RAWP was submitted on April 9, 2026. NYSDEC sent a follow up comment letter dated July 8, 2026. On June 10, 2026, the RAW was sent out for the 45-day public comment, with the comment period ending on July 27, 2026. No public comments were received. The revised RAWP addressing the July 8, 2026 comments was submitted during this reporting period on August 7, 2026. Final NYSDEC approval of the RAWP is pending.

On March 27, 2026, NYSDEC gave approval to proceed with installation of Soil Vapor Extraction (SVE) pilot test wells and associated pilot testing activities to evaluate the feasibility and design parameters of a potential perimeter SVE system at the Site. The pilot test was completed in May 2026. The Remedial Design Report (RDR) for the perimeter soil vapor extraction (SVE) system was submitted during this reporting period.

This monthly progress report includes a summary of activities conducted in August 2026 in relation to the aforementioned correspondence and document submittals.

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 August 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 and correspondence

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

- On August 6, 2026, the NYSDEC Case Manager, Mr. Erick Bower sent email correspondence regarding the Draft Site Management Plan (SMP) that was submitted July 31, 2026. The email correspondence noted that the SMP was incomplete as the RAWP was not complete and the remedial action work was not yet started.
- On August 6, 2026, EL sent email correspondence to the NYSDEC Case Manager, Mr. Erick Bower, regarding the COC milestone schedule for the Site. Mr. Bower sent an email response on August 10, 2026, that a COC is not possible for the Site this year.
- On August 7, 2026, the revised RAWP was submitted to NYSDEC for review addressing the July 8, 2026 comments. Requested figures for the Decision Document (per and email from the NYSDEC Case Manager, Mr. Erick Bower on July 1, 2026) were also submitted.
- On August 10, 2026, the NYSDEC Case Manager, Mr. Erick Bower, sent mail correspondence acknowledging receipt of the revised RAWP and Decision Document figure submissions.
- On August 11, 2026, the NYSDEC Case Manager, Mr. Erick Bower sent email correspondence regarding a change of the DOH project manager assigned to the Site from Chris Budd to Juniper Tyler.
- On August 14, 2026, EL submitted the Remedial Design Report (RDR) for the perimeter soil vapor extraction (SVE) system.
- On August 14, 2026, EL submitted the revised Change of Use Notification incorporating NYSDEC's June 22, 2026 request regarding the installation of permanent injection wells.
- On August 25, 2026, , Madigan Development, representative of the Volunteer, sent email correspondence to the NYSDEC Case Manager, Mr. Erick Bower, requesting a meeting to discuss the status of DEC review of the RAWP and Change of Use Notification.
- On August 28, 2026, NYSDEC responded to Madigan Development via email regarding the status of their and DOH review on the RAWP and Change of Use Notification.
- On August 31, 2026, EL sent email correspondence to NYSDEC requesting partial approval to move forward with a limited scope of work while the full RAWP and revised Change of Use (COU) Notification remain under review.

3.0 Activities Anticipated for the Next Reporting Period

A Change of Use Notification (COU) was submitted to NYSDEC on February 25, 2026 for installation of additional building elements Based on recent communications, NYSDEC requested additional injection points for the groundwater remedy and direct access vacuum monitoring points for the SSDS. As part of the COU notification, installation of temporary injection wells was proposed. The temporary wells are associated with the proposed Enhanced In-Situ Dechlorination (EISD)

remediation for the treatment of chlorinated volatile organic compounds in groundwater. A revised Change of Use Notification was submitted on June 19, 2026 incorporating these items.

On June 22, 2026, NYSDEC via email provided one additional comment on the Revised Change of Use Notification. The COU noted that, as documented in the RAWP, the reagents would be injected in the southern portion of the Site through either permanent injection wells or temporary injection points advanced using a direct-push Geoprobe® rig. However, in its June 22, 2026, email correspondence, NYSDEC, requested that the proposed injection points consist of permanent injection wells to allow for additional future remediation if necessary.

A revised Change of Use Notification was submitted during this reporting period on August 14, 2026, documenting the proposed permanent injection well installation plan for the groundwater remedy. Pending approval, installation of additional foundation elements is also 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.

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 a request for 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.

EL submitted the Remedial Design Report (RDR) for the perimeter soil vapor extraction (SVE) system on August 14, 2026. The RDR documents the results of the SVE pilot testing and provides design details and specifications of the SVE system to be installed at the Site. Final NYSDEC approval of the RDR 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 of the RIR 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. NYSDEC sent a comment letter dated July 8, 2026 with requested modifications to the RAWP. NYSDEC requested modifications to the RAWP will be submitted during the next reporting period.

On June 10, 2026, the RAWP was sent out for the 45-day public comment, with the comment period ending on July 27, 2026. NYSDEC confirmed via email correspondence, dated July 29, 2026, that no public comments were received regarding the Site. The final RAWP was submitted on August 7, 2026. Final NYSDEC approval of the RAWP is pending.

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 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 was conducted during the May 2026 reporting period. EL submitted the Remedial Design Report (RDR) for the perimeter soil vapor extraction (SVE) system, documenting the results of the pilot test and proposed perimeter SVE system design to NYSDEC during this reporting period on August 14, 2026.

One June 22, 2026, NYSDEC sent comments via email correspondence on the revised June 19th Change of Use Notification, which incorporated items that were discussed in the June 18, 2026 call. Specifically, NYSDEC requested that permanent injection wells be installed, instead of the proposed direct push temporary well points. This approach was included in the final RAWP submitted on August 7, 2026.

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



NEW YORK
QUADRANGLE LOCATION

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

GRAPHIC SCALE

0 1,000 2,000 4,000

(IN FEET)

N
W E
S

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

PM File: 245W55_ManhattenNY-F1_SLM.mxd

LEGEND

SITE BOUNDARY PARCEL

BOUNDARY

Block: 1027
Lot: 63

Block: 1027
Lot: 60

Italia D.
Block: 1027
Lot: 160

Kozinn 238 LLC
Block: 1027
Lot: 58

236 West 56th
RealtyCRP
Block: 1027
Lot: 57

Block: 1027
Lot: 56

One-Story Brick
Building

Yard

Block: 1027
Lot: 104

Block: 1027
Lot: CA

Block: 1027
Lot: 103

Block: 1027
Lot: 103

Block: 1027
Lot: 101

Block: 1027
Lot: 102

Block: 1027
Lot: 5

Japas
Enterprises Inc.
Block: 1027
Lot: 6

Twelve-Story
Brick Building
Block: 1027
Lot: 7

Block: 1027
Lot: 9

Block: 1027
Lot: 2

Block: 1027
Lot: 1

Eleven-Story
Brick Building

Concrete Sidewalk

Concrete Sidewalk

Eighth Avenue

W. 55 th Street

GRAPHIC SCALE

0 10 20 40

(IN FEET)

Environmental LOGIC
15 Princess Road, Suite K
Lawrenceville, NJ 08648

SCALE: AS SHOWN		PROJECT # 23-0001
DATE: 6/15/23		
DRAWN BY: PM	CHECKED BY: BM	

SITE MAP
245 WEST 55TH STREET
BLOCK 1027, LOT 7
MANHATTAN, NEW YORK

FIGURE # 2

File: X:\EnvironmentalLogic\Manhatten_NY\245W55thStreet\Drawings\245W55_ManhattenNY.dwg, F2_SM