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Monthly Progress Report No. 28
September 2026
Reporting Period: September 1 – September 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 September 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. Remedial investigation (RI) activities were completed between April 2024 and April 2025 and a Remedial Investigation Report (RIR) was 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 RAWP 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 the previous 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 the previous reporting period on August 14, 2026.

This monthly progress report summarizes activities conducted during September 2026 related 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 September 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 September 2026 reporting period:

- On September 16, 2026, Madigan Development, representative of the Volunteer, sent email correspondence to the NYSDEC Case Manager, Mr. Erick Bower, as a follow up to Mr. Bower's email correspondence dated August 28, 2026, requesting a meeting to discuss the status of DEC review of the RAWP and a Change of Use Notification.

- On September 23, 2026, the NYSDEC Case Manager, Mr. Erick Bower, sent email correspondence stating that NYSDEC is halting review/approval of additional COUs until after the RAWP is complete, additional comments on the RAWP from NYSDEC and NYSDOH would be forthcoming, and that the Decision Document is being drafted so that it will be ready for release once the RAWP is approvable.

3.0 Activities Anticipated for the Next Reporting Period

A revised Change of Use Notification (COU) was submitted to NYSDEC on August 14, 2026, requesting authorization to install certain permanent injection wells and construct a portion of the basement slab to accommodate installation of electrical switchgear as part of Site redevelopment.

On September 23, 2026, NYSDEC indicated via email that review and approval of additional COUs would be suspended until the Remedial Action Work Plan (RAWP) is deemed complete by NYSDEC. The proposed construction activities will remain on hold pending NYSDEC authorization.

Once authorized, environmental oversight of remedial and associated construction activities, including implementation of the Community Air Monitoring Plan (CAMP) and submission of daily reports, 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 on May 16, 2025, and revised on September 24, 2025. The RIR includes 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 requested additional modifications to the RIR via email on January 8, 2026. A revised RIR was submitted on February 9, 2026.

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 for the proposed SVE system. NYSDEC approval of the RDR is pending.

6.0 Information Regarding Project Schedule and Completion

The Remedial Investigation portion of the project is complete. The Remedial Investigation Report (RIR) was initially submitted in May 2025 and revised in September 2025. NYSDEC requested additional modifications to the RIR on January 8, 2026, and a revised RIR was submitted on February 9, 2026.

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

The draft Remedial Action Work Plan (RAWP) was initially submitted in May 2025, proposing remedial actions to address soil, groundwater, and soil vapor contamination identified during the Remedial Investigation. NYSDEC provided comments on January 8, 2026, including a request to incorporate a perimeter soil vapor extraction (SVE) system. Following additional correspondence and discussions with NYSDEC and NYSDOH regarding the SVE system, a revised RAWP was submitted on April 9, 2026.

On April 29, 2026, EL requested a meeting with NYSDEC and NYSDOH to discuss the proposed extent of perimeter SVE system coverage prior to implementation of the pilot testing program. An SVE pilot test was conducted in May 2026 to support the proposed system design.

On June 10, 2026, the RAWP was released for a 45-day public comment period, which ended on July 27, 2026. NYSDEC confirmed via email correspondence dated July 29, 2026, that no public comments were received regarding the Site.

NYSDEC issued additional RAWP comments on July 8, 2026, requesting further modifications, including revisions related to permanent groundwater injection wells. The revised RAWP addressing these comments was submitted on August 7, 2026. NYSDEC approval of the RAWP is pending.

On August 14, 2026, EL submitted the Remedial Design Report (RDR) documenting the results of SVE pilot testing and the proposed perimeter SVE system design. NYSDEC approval of the RDR is pending.

The schedule for implementation of the remedial action is dependent upon NYSDEC's completion of its review and approval of the RAWP and associated remedial design documents.

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

GRAPHIC SCALE

0 1,000 2,000 4,000

(IN FEET)

N
W E
S

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

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