



Department of  
Environmental  
Conservation

# **Brownfield Cleanup Program**

## **Citizen Participation Plan for 245 West 55<sup>th</sup> Street**

March 2024

C231157  
245 West 55<sup>th</sup> Street  
Manhattan, NY10019

## Contents

<u>Section</u>	<u>Page Number</u>
1. What is New York's Brownfield Cleanup Program? .....	3
2. Citizen Participation Activities .....	3
3. Major Issues of Public Concern .....	9
4. Site Information .....	10
5. Investigation and Cleanup Process .....	11
Appendix A - Project Contacts and Locations of Reports and Information.....	15
Appendix B - Site Contact List .....	17
Appendix C - Site Location Map .....	27
Appendix D - Brownfield Cleanup Program Process .....	30

\* \* \* \* \*

**Note:** The information presented in this Citizen Participation Plan was current as of the date of its approval by the New York State Department of Environmental Conservation. Portions of this Citizen Participation Plan may be revised during the site's investigation and cleanup process.

Applicant: **245 WEST 55<sup>TH</sup> ST LLC (“Applicant”)**  
Site Name: **245 West 55<sup>th</sup> Street (“Site”)**  
Site Address: **245 West 55<sup>th</sup> Street**  
Site County: **New York**  
Site Number: **C231157**

## **1. What is New York’s Brownfield Cleanup Program?**

New York’s Brownfield Cleanup Program (BCP) works with private developers to encourage the voluntary cleanup of contaminated properties known as “brownfields” so that they can be reused and developed. These uses include recreation, housing, and business.

A *brownfield* is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination. A brownfield typically is a former industrial or commercial property where operations may have resulted in environmental contamination. A brownfield can pose environmental, legal, and financial burdens on a community. If a brownfield is not addressed, it can reduce property values in the area and affect economic development of nearby properties.

The BCP is administered by the New York State Department of Environmental Conservation (NYSDEC) which oversees Applicants who conduct brownfield site investigation and cleanup activities. An Applicant is a person who has requested to participate in the BCP and has been accepted by NYSDEC. The BCP contains investigation and cleanup requirements, ensuring that cleanups protect public health and the environment. When NYSDEC certifies that these requirements have been met, the property can be reused or redeveloped for the intended use.

For more information about the BCP, go online at:  
<http://www.dec.ny.gov/chemical/8450.html> .

## **2. Citizen Participation Activities**

### *Why NYSDEC Involves the Public and Why It Is Important*

NYSDEC involves the public to improve the process of investigating and cleaning up contaminated sites, and to enable citizens to participate more fully in decisions that affect their health, environment, and social well-being. NYSDEC provides opportunities for citizen involvement and encourages early two-way communication with citizens before decision-makers form or adopt final positions.

Involving citizens affected and interested in site investigation and cleanup programs is important for many reasons. These include:

- Promoting the development of timely, effective site investigation and cleanup programs that protect public health and the environment
- Improving public access to, and understanding of, issues and information related to a particular site and that site's investigation and cleanup process
- Providing citizens with early and continuing opportunities to participate in NYSDEC's site investigation and cleanup process
- Ensuring that NYSDEC makes site investigation and cleanup decisions that benefit from input that reflects the interests and perspectives found within the affected community
- Encouraging dialogue to promote the exchange of information among the affected/interested public, State agencies, and other interested parties that strengthens trust among the parties, increases understanding of site and community issues and concerns, and improves decision making.

This Citizen Participation (CP) Plan provides information about how NYSDEC will inform and involve the public during the investigation and cleanup of the site identified above. The public information and involvement program will be carried out with assistance, as appropriate, from the Applicant.

### *Project Contacts*

Appendix A identifies NYSDEC project contact(s) to whom the public should address questions or request information about the site's investigation and cleanup program. The public's suggestions about this CP Plan and the CP program for the site are always welcome. Interested people are encouraged to share their ideas and suggestions with the project contacts at any time.

### *Locations of Reports and Information*

The locations of the reports and information related to the site's investigation and cleanup program also are identified in Appendix A. These locations provide convenient access to important project documents for public review and comment. Some documents may be placed on the NYSDEC web site. If this occurs, NYSDEC will inform the public in fact sheets distributed about the site and by other means, as appropriate.

## *Site Contact List*

Appendix B contains the site contact list. This list has been developed to keep the community informed about, and involved in, the site's investigation and cleanup process. The site contact list will be used periodically to distribute fact sheets that provide updates about the status of the project. These will include notifications of upcoming activities at the site (such as fieldwork), as well as availability of project documents and announcements about public comment periods.

The site contact list includes, at a minimum:

- Chief executive officer and planning board chairperson of each county, city, town and village in which the site is located;
- Residents, owners, and occupants of the site and properties adjacent to the site;
- The public water supplier which services the area in which the site is located;
- Any person who has requested to be placed on the site contact list;
- The administrator of any school or day care facility located on or near the site for purposes of posting and/or dissemination of information at the facility;
- Location(s) of reports and information.

The site contact list will be reviewed periodically and updated as appropriate. Individuals and organizations will be added to the site contact list upon request. Such requests should be submitted to the NYSDEC project contact(s) identified in Appendix A. Other additions to the site contact list may be made at the discretion of the NYSDEC project manager, in consultation with other NYSDEC staff as appropriate.

**Note:** The first site fact sheet (usually related to the draft Remedial Investigation Work Plan) is distributed both by paper mailing through the postal service and through DEC Delivers, its email listserv service. The fact sheet includes instructions for signing up with the appropriate county listserv to receive future notifications about the site. See <http://www.dec.ny.gov/chemical/61092.html> .

Subsequent fact sheets about the site will be distributed exclusively through the listserv, except for households without internet access that have indicated the need to continue to receive site information in paper form. Please advise the NYSDEC site project manager identified in Appendix A if that is the case. Paper mailings may continue during the investigation and cleanup process for some sites, based on public interest and need.

## *CP Activities*

The table at the end of this section identifies the CP activities, at a minimum, that have been and will be conducted during the site's investigation and cleanup program. The flowchart in Appendix D shows how these CP activities integrate with the site investigation and cleanup process. The public is informed about these CP activities through fact sheets and notices distributed at significant points during the program. Elements of the investigation and cleanup process that match up with the CP activities are explained briefly in Section 5.

- **Notices and fact sheets** help the interested and affected public to understand contamination issues related to a site, and the nature and progress of efforts to investigate and clean up a site.
- **Public forums, comment periods and contact with project managers** provide opportunities for the public to contribute information, opinions and perspectives that have potential to influence decisions about a site's investigation and cleanup.
- The 53<sup>rd</sup> street branch of the New York Public library has been designated as a document repository for this project. Documents are available on the internet at the following link: [www.nypl.org/about/locations/53rd-street](http://www.nypl.org/about/locations/53rd-street)
- Manhattan Community Board 5 has also been established as a document repository.

The public is encouraged to contact project staff at any time during the site's investigation and cleanup process with questions, comments, or requests for information.

This CP Plan may be revised due to changes in major issues of public concern identified in Section 3 or in the nature and scope of investigation and cleanup activities. Modifications may include additions to the site contact list and changes in planned citizen participation activities.

## *Technical Assistance Grant*

NYSDEC must determine if the site poses a significant threat to public health or the environment. This determination generally is made using information developed during the investigation of the site, as described in Section 5.

If the site is determined to be a significant threat, a qualifying community group may apply for a Technical Assistance Grant (TAG). The purpose of a TAG is to provide funds to the qualifying group to obtain independent technical assistance. This assistance helps the TAG recipient to interpret and understand existing environmental information about the nature and extent of contamination related to the site and the development/implementation of a remedy.

An eligible community group must certify that its membership represents the interests of the community affected by the site, and that its members' health, economic well-being or enjoyment of the environment may be affected by a release or threatened release of contamination at the site.

As of the date the declaration (page 2) was signed by the NYSDEC project manager, the significant threat determination for the site had not yet been made.

To verify the significant threat status of the site, the interested public may contact the NYSDEC project manager identified in Appendix A.

For more information about TAGs, go online at <http://www.dec.ny.gov/regulations/2590.html>

Note: The table identifying the citizen participation activities related to the site's investigation and cleanup program follows on the next page:

Citizen Participation Activities	Timing of CP Activity(ies)
<b>Application Process:</b>	
<ul style="list-style-type: none"> <li>• Prepare site contact list</li> <li>• Establish document repository(ies)</li> </ul>	At time of preparation of application to participate in the BCP.
<ul style="list-style-type: none"> <li>• Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day public comment period</li> <li>• Publish above ENB content in local newspaper</li> <li>• Mail above ENB content to site contact list</li> <li>• Conduct 30-day public comment period</li> </ul>	When NYSDEC determines that BCP application is complete. The 30-day public comment period begins on date of publication of notice in ENB. End date of public comment period is as stated in ENB notice. Therefore, ENB notice, newspaper notice, and notice to the site contact list should be provided to the public at the same time.
<b>After Execution of Brownfield Site Cleanup Agreement (BCA):</b>	
<ul style="list-style-type: none"> <li>• Prepare Citizen Participation (CP) Plan</li> </ul>	Before start of Remedial Investigation <b>Note:</b> Applicant must submit CP Plan to NYSDEC for review and approval within 20 days of the effective date of the BCA.
<b>Before NYSDEC Approves Remedial Investigation (RI) Work Plan:</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list about proposed RI activities and announcing 30-day public comment period about draft RI Work Plan</li> <li>• Conduct 30-day public comment period</li> </ul>	Before NYSDEC approves RI Work Plan. If RI Work Plan is submitted with application, public comment periods will be combined and public notice will include fact sheet. Thirty-day public comment period begins/ends as per dates identified in fact sheet.
<b>After Applicant Completes Remedial Investigation:</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that describes RI results</li> </ul>	Before NYSDEC approves RI Report
<b>Before NYSDEC Approves Remedial Work Plan (RWP):</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list about draft RWP and announcing 45-day public comment period</li> <li>• Public meeting by NYSDEC about proposed RWP (if requested by affected community or at discretion of NYSDEC project manager)</li> <li>• Conduct 45-day public comment period</li> </ul>	Before NYSDEC approves RWP. Forty-five day public comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day public comment period.
<b>Before Applicant Starts Cleanup Action:</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that describes upcoming cleanup action</li> </ul>	Before the start of cleanup action.
<b>After Applicant Completes Cleanup Action:</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that announces that cleanup action has been completed and that NYSDEC is reviewing the Final Engineering Report</li> <li>• Distribute fact sheet to site contact list announcing NYSDEC approval of Final Engineering Report and issuance of Certificate of Completion (COC)</li> </ul>	At the time the cleanup action has been completed. <b>Note:</b> The two fact sheets are combined when possible if there is not a delay in issuing the COC.



### 3. Major Issues of Public Concern

This section of the CP Plan identifies major issues of public concern that relate to the site. Additional major issues of public concern may be identified during the course of the site's investigation and cleanup process.

The primary issue of public concern at the site is the potential for soil vapor intrusion to occur within structures surrounding the site. Soil vapor intrusion refers to the process by which chemicals that readily evaporate move from a subsurface source into the indoor air of overlying buildings. Soil vapor, or soil gas, is the air found in the pore spaces between soil particles. Soil vapor enters buildings through cracks in slabs or basement floors and walls, and through openings around sump pumps or where electrical wires go through the foundation. If soil vapor is contaminated, and enters a building as described above, indoor air quality may be affected. This issue can be of concern to local residents, homeowners, businesses, and several community groups.

A sub-slab depressurization system (SSDS) and a vapor barrier are planned for installation in the onsite structure to mitigate any potential vapor intrusion issues. Evaluation of vapor intrusion issues is ongoing.

The Site is not located within an Environmental Justice Area. Environmental justice is defined as the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.

Environmental justice efforts focus on improving the environment in communities, specifically minority and low-income communities, and addressing disproportionate adverse environmental impacts that may exist in those communities.

Because the Site is not located in an Environmental Justice Area, there is no need to translate future fact sheets into another language.

For additional information, visit: <https://statisticalatlas.com/tract/New-York/New-York-County/013700/Race-and-Ethnicity>

However, as the site cleanup goes on, there may be issues with regards to truck traffic, noise, or odors.

#### 4. Site Information

Appendix C contains a map identifying the location of the site.

##### *Site Description*

The Site (i.e., 245-249 West 55th Street) is in an urban area within the city of Manhattan, New York, and is approximately 1,000 feet southwest of Central Park. Site Features: The Site is developed with one twelve-story commercial/office building with a basement, which was constructed circa 1914. The site is 0.14 acres in size and the building is 6,026 square feet. The site is currently vacant and is located within a C6-4/C6-6 Commercial District (i.e., a General Central Commercial Zoning district in NYC). In zones C6-4 and C6-6 you can build a variety of commercial building uses, community facilities, and residential buildings. To the north of the site, there are two multi-family residential buildings. To the south, east, and west of the site there are multiple commercial/office buildings.

Site Geology and Hydrogeology: Based on soil sampling conducted by EL in January and February 2023, shallow soils consisted of sands and silty sands underlain by more clayey material. One soil boring was advanced to the presumed depth of bedrock, approximately 35 feet below the basement floor (i.e., approximately 48 to 50 feet below grade). Bedrock observed in this boring consisted of weathered schist at approximately 32.5 feet below the basement floor. Bedrock underlying the site consists of the Hartland Formation, which is comprised of a dark grey, medium- to coarse-grained muscovite-biotite-garnet (mica) schist and grey fine-grained quartz feldspar granulite biotite and garnet, with localized concentrations of granite and intrusions of coarse-grained granitic pegmatite. Based on ground water sampling conducted by Environmental Logic in January 2023, ground water at the site was encountered at approximately 27 feet below grade.

##### *History of Site Use, Investigation, and Cleanup*

Past Use of the Site: The site was utilized by DuArt Media Services/DuArt Film Labs 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. Cinematographic film cleaning operations utilized cleaning and degreasing compounds including tetrachloroethene (PCE) and 1,1,1-trichloroethane (1,1,1-TCA) to remove dirt, grease, and minor scratches from film negatives prior to print. The on-site storage, use, and disposal of these cleaning and degreasing compounds over a period of approximately 90 years is the likely source of the chlorinated volatile organic compounds (CVOCs) identified in ground water, soil gas, and indoor air at the site.

The primary contaminants of concerns identified at the site include tetrachloroethene (PCE), 1,1,1-Trichloroethane (1,1,1-TCA), Trichloroethylene (TCE), and their

derivatives. As noted above, these contaminants can be traced back to DuArt who would use PCE and 1,1,1-TCA solvents to remove dirt, grease, and minor scratches from film negatives prior to print. These contaminants can be found within ground water as well as in sub-slab soil gas and indoor air.

Asbestos-containing materials have been confirmed to be present and are being abated as part of building renovations. Since the building was constructed circa 1914, lead based paint is suspected to be present but has not yet been confirmed any lead based paint will be abated or encapsulated as part of building renovation activities.

Soil, Ground Water, and Vapor intrusion sampling were conducted at the Site to investigate potential impacts from the historic solvent use. Sampling activities identified the following conditions at the site:

- Shallow ground water is impacted with these solvents at concentrations greater than the NYS Groundwater Quality Standards.
- Contaminants associated with the solvents were detected in sub-slab soil gas and in indoor air within the basement of the site building.
- In soils, contaminants were either not detected or were detected at concentrations below the NYS Unrestricted Use Soil Cleanup Objectives (UUSCOs).

Based on the investigation conducted to date, ground water contamination appears to be limited to the shallow overburden aquifer and is not found at depth. Vapor intrusion is occurring in the on-site building because of the identified shallow overburden ground water impacts.

## **5. Investigation and Cleanup Process**

### *Application*

The Applicant has applied for and been accepted into New York's Brownfield Cleanup Program as a Volunteer. This means that the Applicant was not responsible for the disposal or discharge of the contaminants or whose ownership or operation of the site took place after the discharge or disposal of contaminants. The Volunteer must fully characterize the nature and extent of contamination onsite, and must conduct a "qualitative exposure assessment," a process that characterizes the actual or potential exposures of people, fish and wildlife to contaminants on the site and to contamination that has migrated from the site.

The Applicant in its Application proposes that the site will be used unrestricted purposes.

To achieve this goal, the Applicant will conduct investigation and/or cleanup activities at

the site with oversight provided by NYSDEC. The Brownfield Cleanup Agreement (BCA) executed by NYSDEC and the Applicant sets forth the responsibilities of each party in conducting these activities at the site.

### *Investigation*

The Applicant will conduct an investigation of the site officially called a “remedial investigation” (RI). This investigation will be performed with NYSDEC oversight. The Applicant must develop a remedial investigation workplan, which is subject to public comment.

The remedial investigation has several goals:

- 1) Define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected;
- 2) Identify the source(s) of the contamination;
- 3) Assess the impact of the contamination on public health and the environment; and
- 4) Provide information to support the development of a proposed remedy to address the contamination or the determination that cleanup is not necessary.

The Applicant submits a draft “Remedial Investigation Work Plan” to NYSDEC for review and approval. NYSDEC makes the draft plan available to the public review during a 30-day public comment period.

When the investigation is complete, the Applicant will prepare and submit a report that summarizes the results. This report also will recommend whether cleanup action is needed to address site-related contamination. The investigation report is subject to review and approval by NYSDEC.

NYSDEC will use the information in the investigation report to determine if the site poses a significant threat to public health or the environment. If the site is a “significant threat,” it must be cleaned up using a remedy selected by NYSDEC from an analysis of alternatives prepared by the Applicant and approved by NYSDEC. If the site does not pose a significant threat, the Applicant may select the remedy from the approved analysis of alternatives.

### *Interim Remedial Measures*

An Interim Remedial Measure (IRM) is an action that can be undertaken at a site when a source of contamination or exposure pathway can be effectively addressed before the site investigation and analysis of alternatives are completed. If an IRM is likely to represent all or a significant part of the final remedy, NYSDEC will require a 30-day public comment period.

### *Remedy Selection*

When the investigation of the site has been determined to be complete, the project likely would proceed in one of two directions:

1. The Applicant may recommend in its investigation report that no action is necessary at the site. In this case, NYSDEC would make the investigation report available for public comment for 45 days. NYSDEC then would complete its review, make any necessary revisions, and, if appropriate, approve the investigation report. NYSDEC would then issue a “Certificate of Completion” (described below) to the Applicant.

**or**

2. The Applicant may recommend in its investigation report that action needs to be taken to address site contamination. After NYSDEC approves the investigation report, the Applicant may then develop a cleanup plan, officially called a “Remedial Work Plan”. The Remedial Work Plan describes the Applicant’s proposed remedy for addressing contamination related to the site.

When the Applicant submits a draft Remedial Work Plan for approval, NYSDEC would announce the availability of the draft plan for public review during a 45-day public comment period.

### *Cleanup Action*

NYSDEC will consider public comments, and revise the draft cleanup plan if necessary, before approving the proposed remedy. The New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The selected remedy is formalized in the site Decision Document.

The Applicant may then design and perform the cleanup action to address the site contamination. NYSDEC and NYSDOH oversee the activities. When the Applicant completes cleanup activities, it will prepare a Final Engineering Report (FER) that certifies that cleanup requirements have been achieved or will be achieved within a specific time frame. NYSDEC will review the report to be certain that the cleanup is protective of public health and the environment for the intended use of the site.

### *Certificate of Completion*

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the FER. NYSDEC then will issue a Certificate of Completion (COC) to the Applicant. The COC states that cleanup goals have been

achieved, and relieves the Applicant from future liability for site-related contamination, subject to certain conditions. The Applicant would be eligible to redevelop the site after it receives a COC.

### *Site Management*

The purpose of site management is to ensure the safe reuse of the property if contamination will remain in place. Site management is the last phase of the site cleanup program. This phase begins when the COC is issued. Site management incorporates any institutional and engineering controls required to ensure that the remedy implemented for the site remains protective of public health and the environment. All significant activities are detailed in a Site Management Plan.

*An institutional control* is a non-physical restriction on use of the site, such as a deed restriction that would prevent or restrict certain uses of the property. An institutional control may be used when the cleanup action leaves some contamination that makes the site suitable for some, but not all uses.

*An engineering control* is a physical barrier or method to manage contamination. Examples include caps, covers, barriers, fences, and treatment of water supplies.

Site management also may include the operation and maintenance of a component of the remedy, such as a system that pumps and treats groundwater. Site management continues until NYSDEC determines that it is no longer needed.

**Appendix A -  
Project Contacts and Locations of Reports and Information**

**Project Contacts**

For information about the site's investigation and cleanup program, the public may contact any of the following project staff:

**New York State Department of Environmental Conservation (NYSDEC):**

**Erick Bower**

Project Manager  
NYSDEC  
Division of Environmental  
Remediation 625 Broadway  
Albany, NY 12233  
518-402-9824  
Erick.bower@dec.ny.gov

**Thomas V. Panzone**

Public Participation Specialist  
Division of Communications,  
Education and Engagement  
NYSDEC Region 2  
1 Hunter's Point Plaza  
47-40 21st Street  
Long Island City, NY 11101-5401  
(718) 482-4953  
Thomas.panzone@dec.ny.gov

**New York State Department of Health (NYSDOH):**

**Chris Budd**

Project Manager  
NYSDOH  
Empire State Plaza  
Corning Tower Room 1787  
Albany, NY 12237  
518-402-7860  
beei@health.ny.gov

**Locations of Reports and Information**

The facilities identified below are being used to provide the public with convenient access to important project documents

**New York Public Library**

**53rd Street Branch**

Genevieve Rodriguez, Managing Librarian  
18 West 53rd Street  
New York, NY 10019  
212-714-8400  
53stbranch@nypl.org

**Manhattan Community Board 5**

450 7th Avenue, Rm. 2109  
New York, NY 10123  
Phone: 212-465-0907  
Email: office@cb5.org  
Chairperson: Samir  
Lavingia

**Manhattan Community Board 5**

(continued)

Vice Chair: Sam Levy

Transportation and the Environment Committee

District Manager: Marisa Mack

Site-related documents are also available for review through the DECInfo Locator on-line at:

<https://extapps.dec.ny.gov/data/DecDocs/C231157/>



## Appendix B - Site Contact List

### **NY Chief Executive Officer**

Mayor Eric Adams  
City Hall  
New York, NY 10007

### **New York City Planning Commission**

David Gold, Esq. Manhattan Office  
120 Broadway, 31st Floor  
New York, NY 10271

### **Manhattan Borough President**

Hon. Mark Levine, Manhattan Borough President  
The David N. Dinkins Municipal Building  
1 Centre Street, 19th Floor  
New York, NY 10007

Hon. Brad Lander  
NYC Comptroller  
1 Centre Street  
New York, NY 10007

Hon. Jumaane Williams  
Public Advocate  
1 Centre Street 15th Floor North  
New York, NY 10007

Rohit Aggarwala  
Commissioner, NYC Dept. of Environmental Protection  
59-17 Junction Boulevard  
Flushing, NY 11373

Mark McIntyre, Acting Director/General Counsel  
NYC Office of Environmental Remediation  
100 Gold Street - 2nd Floor  
New York, NY 10038

Hon. Gail Brewer  
NYC Councilmember  
563 Columbus Ave  
New York, NY 10024

Hon. Liz Krueger  
NYS Senator  
211 E 43rd Street Suite 2000  
New York, NY 10017

Hon. Tony Simone  
NYS Assemblymember  
214 West 29th Street Suite 1401  
New York, NY 10001

Hon. Jerrold Nadler  
US House of Representatives  
201 Varick Street, Suite 669  
New York, NY 10014

Hon Charles Schumer  
U.S. Senator  
780 Third Avenue, Suite 2301  
New York, NY 10017

Hon. Kirsten Gillibrand  
U.S. Senator  
780 Third Avenue, Suite 2601  
New York, NY 10017

Hon. Milton Tingling  
Manhattan County Clerk  
New York County Courthouse  
60 Centre Street, Room 161  
New York, NY 10007

**Local Media Outlets:**

New York Daily News  
PO Box 7180  
New York, NY 10008

New York Post  
1211 Avenue of the Americas  
New York, NY 10036

Spectrum NY 1 News  
75 Ninth Avenue  
New York, NY 10011

AM New York  
1 Metrotech Center  
Brooklyn, NY 11201  
West Side Spirit  
20 West Avenue  
Chester, NY 10918

Manhattan News Network  
509 West 38th Street  
New York, NY 10018

The West Sider Chelsea Clinton News  
8th Avenue & 35th Street  
New York, NY 10018

**Schools & Daycare Facilities:**

M933 City Knoll Middle School  
<https://www.cityknollms.org/>  
President/Executive Director/Principal  
440 West 53<sup>rd</sup> Street  
New York, NY 10019  
212-492-9062

P.S. 212 Midtown West School  
<https://insideschools.org/school/02M212>  
President/Executive Director/Principal  
328 West 48<sup>th</sup> Street  
Manhattan, NY 10036  
212-247-0208

Success Academy Charter School - Hell's Kitchen Elementary  
President/Executive Director/Principal  
<https://www.successacademies.org/school/hells-kitchen/>  
439 W 49th St, 2<sup>nd</sup> Floor  
New York, NY 10019  
[\(646\) 790-2153](tel:6467902153)

Park West Educational Campus  
President/Executive Director/Principal  
<https://insideschools.org/school/02M535>  
525 West 50<sup>th</sup> Street  
Manhattan, NY 10019  
[\(646\) 557-2840](tel:6465572840)

Park West Educational Campus  
President/Executive Director/Principal  
<https://insideschools.org/school/02M535>  
525 West 50<sup>th</sup> Street  
New York, NY, 10019  
[\(646\) 557-2840](tel:6465572840)

M303 The Facing History School  
President/Executive Director/Principal  
525 West 50<sup>th</sup> Street  
New York, NY, 10019  
(212) 757-2680

Polly Dodge Center  
President/Executive Director/Principal  
538 W 55th St,  
New York, NY 10019  
(212) 757-2047

Family School West  
President/Executive Director/Principal  
308 W 46th St,  
New York, NY 10036  
(212) 688-5950  
<https://thefamilyschoolsnyc.org/>

Success Academy Charter School - Hudson Yards Elementary & Middle School  
President/Executive Director/Principal  
500 W 41st St,  
New York, NY 10036  
(212) 845-9683

M296 High School of Hospitality Management  
President/Executive Director/Principal  
<https://hshm.ss6.sharpschool.com/>  
525 West 50<sup>th</sup> Street  
New York, NY 10019  
212-586-0963

Bright Horizons Children's Centers LLC  
President/Executive Director/Principal  
745 7 Avenue  
New York, NY 10019  
(877) 242-2737  
[https://www.brighthorizons.com/-/media/back-up-centers/Barclays\\_BU-detailed-info-slick\\_1179.ashx?as=1](https://www.brighthorizons.com/-/media/back-up-centers/Barclays_BU-detailed-info-slick_1179.ashx?as=1)

Bright Horizons at West 53<sup>RD</sup>  
President/Executive Director/Principal  
540 W 53rd St,  
New York, NY 10019  
(646) 348-9013

Hudsonway Immersion School  
President/Executive Director/Principal  
525 WEST 52 STREET  
New York, NY 10019  
(212) 787-8088  
<https://hwis.org/nyc-campus/>

Bright Horizons Children's Centers  
President/Executive Director/Principal  
1271 AVENUE OF THE AMERICAS  
New York, NY 10020  
(877) 242-2737  
[https://www.brighthorizons.com/-/media/back-up-centers/Ave-of-Americas\\_BU-detailed-info-slick\\_0406.ashx?as=1](https://www.brighthorizons.com/-/media/back-up-centers/Ave-of-Americas_BU-detailed-info-slick_0406.ashx?as=1)

Bright Horizons Children's Centers LLC  
President/Executive Director/Principal  
<https://child-care-preschool.brighthorizons.com/ny/newyork/columbuscircle>  
910 9 AVENUE  
New York, NY 10019  
(212) 542-5285

Bright Minds Center  
President/Executive Director/Principal  
341 WEST 50 STREET  
New York, NY 10019  
<https://www.brightmindsnyc.com/>

AHRC New York City  
Walter and Evelyn Redfield Day Services  
President/Executive Director/Principal  
<https://www.ahrcnyc.org/locations/walter-evelyn-redfield-center/>  
450 West 56<sup>th</sup> Street, 2<sup>nd</sup> Floor  
New York, NY 10019  
212-513-7489

Star America Preschool  
President/Executive Director/Principal  
<https://www.timessquarenyc.org/locations/star-america-preschool>  
780 8<sup>th</sup> Avenue, 301  
New York, NY 10036  
212-262-4896

West Side YMCA  
President/Executive Director/Principal  
<https://ymcanyc.org/locations/west-side-ymca>  
5 WEST 63 STREET  
New York, NY 10023  
212-912-2600

High School For Environmental Studies  
President/Executive Director/Principal  
<https://www.envirostudies.org/>  
444 West 56<sup>th</sup> Street  
New York, NY 10019  
(212) 262-8113

Professional Childrens School  
President/Executive Director/Principal  
<https://pcs-nyc.org/>  
132 WEST 60 STREET  
New York, NY 10023  
212-582-3116

P.S. 035 Manhattan High School  
President/Executive Director/Principal  
<https://www.manhattanhs.org/>  
317 WEST 52 STREET  
New York, NY 10019

Beacon School  
President/Executive Director/Principal  
<https://www.manhattanhs.org/>  
522 West 44<sup>th</sup> Street, 2<sup>nd</sup> Floor  
New York, NY 10036

City Knoll Middle School  
President/Executive Director/Principal  
<https://www.manhattanyouth.org/programs/city-knoll-middle-school>  
440 WEST 53 STREET  
New York, NY 10019  
212-766-1104 (105)

PS 111 The Adolph S. Ochs School  
President/Executive Director/Principal  
<http://www.ps111adolphsochs.org/>  
440 West 53<sup>rd</sup> Street  
New York, NY 10019  
212-582-7420

M139 Stephen T. Mather Building Arts & Craftsmanship High School  
President/Executive Director/Principal  
<https://www.matherhsnyc.org/>  
439 WEST 49 STREET  
New York, NY 10019  
212-399-3520

Urban Assembly Gateway School For Technology  
President/Executive Director/Principal  
<https://www.theuagway.org/>  
439 West 49<sup>th</sup> Street  
New York, NY 10019  
212-246-1041

The Speyer School  
President/Executive Director/Principal  
<https://www.speyerschool.org/>  
925 9 AVENUE  
New York, NY 10019  
212-581-4000

Ethical Culture Fieldston School  
President/Executive Director/Principal  
33 Central Park West  
New York, NY 10023  
<https://www.ecfs.org/contact-and-directions/>  
212-712-6220

Professional Performing Arts High School  
President/Executive Director/Principal  
<http://www.ppasnyc.org/>  
328 WEST 48 STREET  
New York, NY 10036  
212-247-8652

Independence High School  
President/Executive Director/Principal  
850 10 AVENUE  
New York, NY 10019  
<https://www.ihsnyc.com/>  
212-262-8067

Success Academy Cs Midtown West  
President/Executive Director/Principal  
<https://www.successacademies.org/school/midtown-west-middle/>  
439 West 49<sup>th</sup> Street  
New York, NY 10019

646-558-0050

M393 The Business of Sports School  
President/Executive Director/Principal  
439 West 49<sup>th</sup> Street  
New York, NY 10019  
<https://www.nycboss.org/>  
212-246-2183

**Community, Civic, Religious and Other Environmental Organizations:**

Kimberly Williams – Director Manhattan Regional and Community Affairs  
Consolidated Edison Corporate Affairs  
4 Irving Place  
New York, NY 10003

President Delores Rubin  
Midtown North Precinct  
306 West 54<sup>th</sup> Street  
New York, NY, 10019

Engine 23  
FDNY  
215 West 58<sup>th</sup> Street  
New York, NY 10019

Lincoln Square Business Improvement District (BID)  
1881 Broadway, Ste 2R  
New York, NY 10023  
<https://www.nyctourism.com/attractions-tours/lincoln-square-business-improvement-district/>

Times Square Alliance  
Tom Harris – President  
1560 Broadway  
Suite 1001  
New York, NY 10036  
Phone: (212) 768-1560  
[info@timesquarenyc.org](mailto:info@timesquarenyc.org)  
<https://www.timesquarenyc.org/about-the-alliance>

Fifth Avenue Association Business Improvement District (BID)  
16 East 52<sup>nd</sup> Street Suite 302  
New York, NY 10022  
212-265-1310  
Marie Boster – President  
<https://fifthavenue.nyc/>



Housing Conservation Coordinators, Inc.

<https://www.hcc-nyc.org/>

Leslie Thrope, Executive Director

777 Tenth Avenue,

New York, NY 10019

212-541-5996

[info@hcc-nyc.org](mailto:info@hcc-nyc.org)

Trinity Presbyterian Church

422 W 57th St,

New York, NY 10019

Fifth Avenue Presbyterian Church

7 W 55th St,

New York, NY 10019

Times Square Church

237 W 51st St,

New York, NY 10019

Church of the City New York

417 W 57th St,

New York, NY 10019

Randolph Weber (Church)

7 W 55th St,

New York, NY 10019

St. Bartholomew's Church

325 Park Ave,

New York, NY 10022

St. Patrick's Cathedral

5<sup>th</sup> Avenue Between 50<sup>th</sup> and 51<sup>st</sup> Streets

New York, NY 10022

St. Mary the Virgin's Church

145 W 46th St,

New York, NY 10036

Alive Church NYC

417 W 57th St

New York, NY 10036

St. Paul the Apostle Church

405 W 59th St

New York, NY 10019

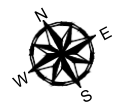
## Appendix C - Site Location Map



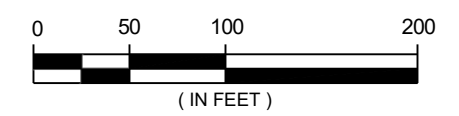


**LEGEND**


 APPROXIMATE SITE BOUNDARY



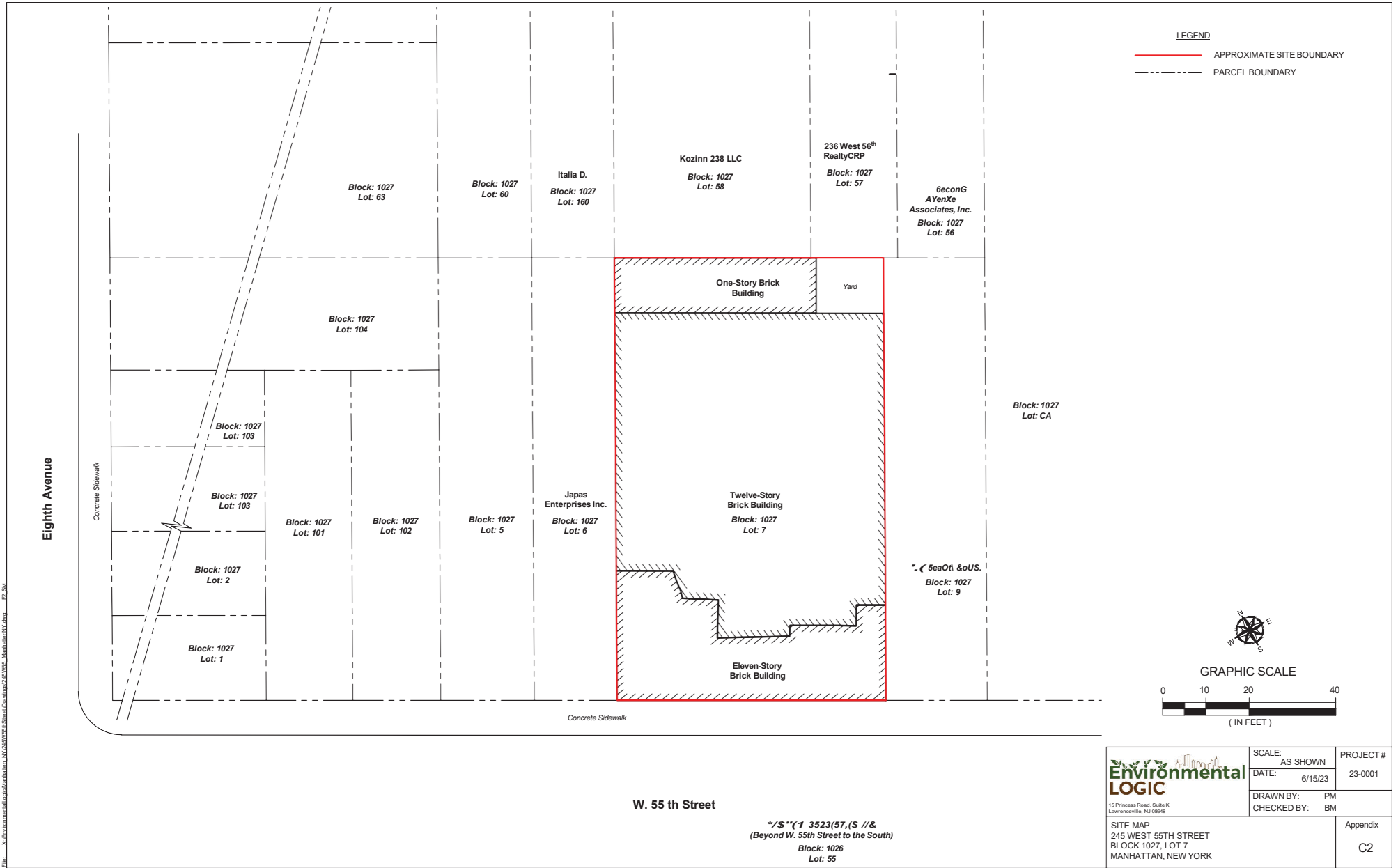
**GRAPHIC SCALE**



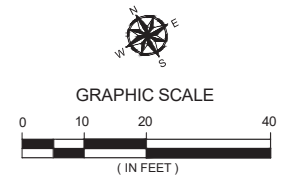
File: X:\Environmental\logic\Manhattan\_NY\245\55thStreet\Drawings\245\55\_ManhattanNY.dwg, F1 SLM(Aerial)

 <small>15 Princess Road, Suite K Lawrenceville, NJ 08648</small>	SCALE: AS SHOWN	PROJECT #
	DATE: 3/25/24	23-0001
	DRAWN BY: PM	
	CHECKED BY: BM	
SITE LOCATION MAP 245 WEST 55TH STREET BLOCK 1027, LOT 7 MANHATTEN, NEW YORK		APPENDIX <b>C1</b>





**LEGEND**  
 ———— APPROXIMATE SITE BOUNDARY  
 - - - - - PARCEL BOUNDARY



W. 55th Street

~S\*(1 3523(57,(S //&  
 (Beyond W. 55th Street to the South)  
 Block: 1026  
 Lot: 55

<p>15 Princeps Road, Suite K          Lawrenceville, NJ 08648</p>	SCALE: AS SHOWN	PROJECT #
	DATE: 6/15/23	23-0001
	DRAWN BY: PM CHECKED BY: BM	Appendix C2
SITE MAP 245 WEST 55TH STREET BLOCK 1027, LOT 7 MANHATTAN, NEW YORK		

File: X:\Environment\Map\Manhattan\_NY\245 West 55th Street\Drawings\2450505\_1027.dwg Plot: P1.dwg

# Appendix D– Brownfield Cleanup Program Process

