

# 245 West 55th Street

Brownfield Cleanup Program

Site No. C231157

Manhattan, New York City



Department of  
Environmental  
Conservation

June 2026

## Cleanup Proposed for Brownfield Site Contamination Public Comment Period Announced

The public is invited to comment on a proposed cleanup plan being reviewed by the New York State Department of Environmental Conservation (DEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to 245 West 55th Street site (“site”) located at 245-249 West 55th Street, Manhattan, NY. Please see the map for the site location. Based on the findings of the investigation, DEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site poses a significant threat to public health or the environment. This decision is based on the nature and concentrations of the existing contaminants identified at the site, the potential for off-site migration of contaminants in the groundwater and soil vapor, and the potential for human exposure to site-related contaminants via soil vapor intrusion. To address this threat, the remedial party, with regulatory oversight from NYSDEC, has developed the proposed cleanup plan summarized below.

### How to Comment

DEC is accepting written comments about the proposed plan, called a “Draft Remedial Action Work Plan (RAWP),” which includes a cleanup alternatives analysis (AA), for 45 days, from **June 10, 2026 through July 27, 2026**.

- Access the draft Remedial Investigation Report (RIR), RAWP with AA, and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C231157/>.
- Documents also are available at the location(s) identified under “Where to Find Information.”
- Please submit comments to the DEC project manager listed under Project-Related Questions in the “Contact Information” area.

### Summary of the Draft Remedial Action Work Plan

The proposed Conditional Track 4 Restricted Residential Use remedy plan consists of:

- A Soil Vapor Extraction (SVE) system, to prevent off-site migration of soil vapors;
- A Sub-Slab Depressurization System (SSDS) to mitigate soil vapor intrusion in the on-site building;
- Importing clean material that meets the established Soil Cleanup Objectives (SCOs) for use as backfill to raise the elevation of the basement slab;
- A site cover consisting of a new concrete basement slab;
- Groundwater treatment via Enhanced In-Situ (“In-place”) Dechlorination (EISD), which applies a combination of both biotic (biodegradation by bacteria) and abiotic (chemical reactions without bacteria) processes to effectively degrade Chlorinated Volatile Organic Compounds (CVOCs) in groundwater;
- Collecting and analyzing confirmatory post-treatment groundwater samples and post-cleanup indoor air samples to evaluate the effectiveness of the remedy;
- Preparation of a Final Engineering Report (FER) to document the implemented remedial actions;

- Implementation of a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) for long-term maintenance of the remedial systems; and
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed cleanup plan was developed by 245 West 55th St LLC (“applicant”) after performing a detailed investigation of the site under New York’s Brownfield Cleanup Program (BCP).

## Next Steps

DEC will consider public comments, revise the remedy plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed cleanup. After approval, the proposed cleanup becomes the selected cleanup. The applicant may then design and perform the cleanup action to address the site contamination, with oversight by DEC and NYSDOH.

DEC will keep the public informed throughout the investigation and cleanup of the site.

## Site Description

The site is located in midtown Manhattan and is identified as Block 1027, Lot 7 on the NYC Tax map. The site is 0.14 acres and is bordered on the south by West 55th Street, and on the west, north, and east by adjacent mixed-use commercial/residential properties. The site is currently developed with a twelve-story commercial/office building with a basement, which was constructed circa 1914. The site was formerly utilized for cinematographic film cleaning and film processing from approximately 1922 through 2011, as well as film production including voiceover work, audio recording, and film editing until 2021. The structure on site has been vacant since 2021.

The proposed redevelopment of the Site will consist of the rehabilitation of the existing vacant building into residential units (not considered affordable housing), including the removal of the existing top floor and the construction of 6 additional floors.

Additional site details, including environmental and health assessment summaries, are available on DEC’s Environmental Site Remediation Database (by entering the site ID, C231157) at: <https://appfactory.dec.ny.gov/DERExternalSearch/ERDSearch>

## Summary of the Investigation

Volatile Organic Compounds (VOCs) and CVOCs were detected in groundwater above ambient water quality standards (AWQS) and were also detected in elevated concentrations in soil vapor.

## Brownfield Cleanup Program

New York’s Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as “brownfields” so that they can be reused and redeveloped. These uses may include recreation, housing, business or other uses. A brownfield site is any real property where a contaminant is present at levels exceeding the SCOs or other health-based or environmental standards, criteria or guidance adopted by NYSDEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

## Stay Informed with DEC Delivers

**We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.**

Sign up to receive site updates by email:

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

Note: Please disregard if you already have signed up and received this fact sheet electronically.

### DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://dec.ny.gov/maps/interactive-maps/decinfo-locator>

### CONTACT INFORMATION

#### Project-Related Questions

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Division of Environmental Remediation  
NYSDEC  
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Albany, NY 12233  
p: (518) 402-9824  
[erick.bower@dec.ny.gov](mailto:erick.bower@dec.ny.gov)

#### Project-Related Health Questions

Christopher Budd, Project Manager  
Bureau of Environmental Exposure Investigation  
NYSDOH  
Empire State Plaza  
Corning Tower Room 1787  
Albany, NY 12237  
p: (518) 402-1769  
[bee@health.ny.gov](mailto:bee@health.ny.gov)

### WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):

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

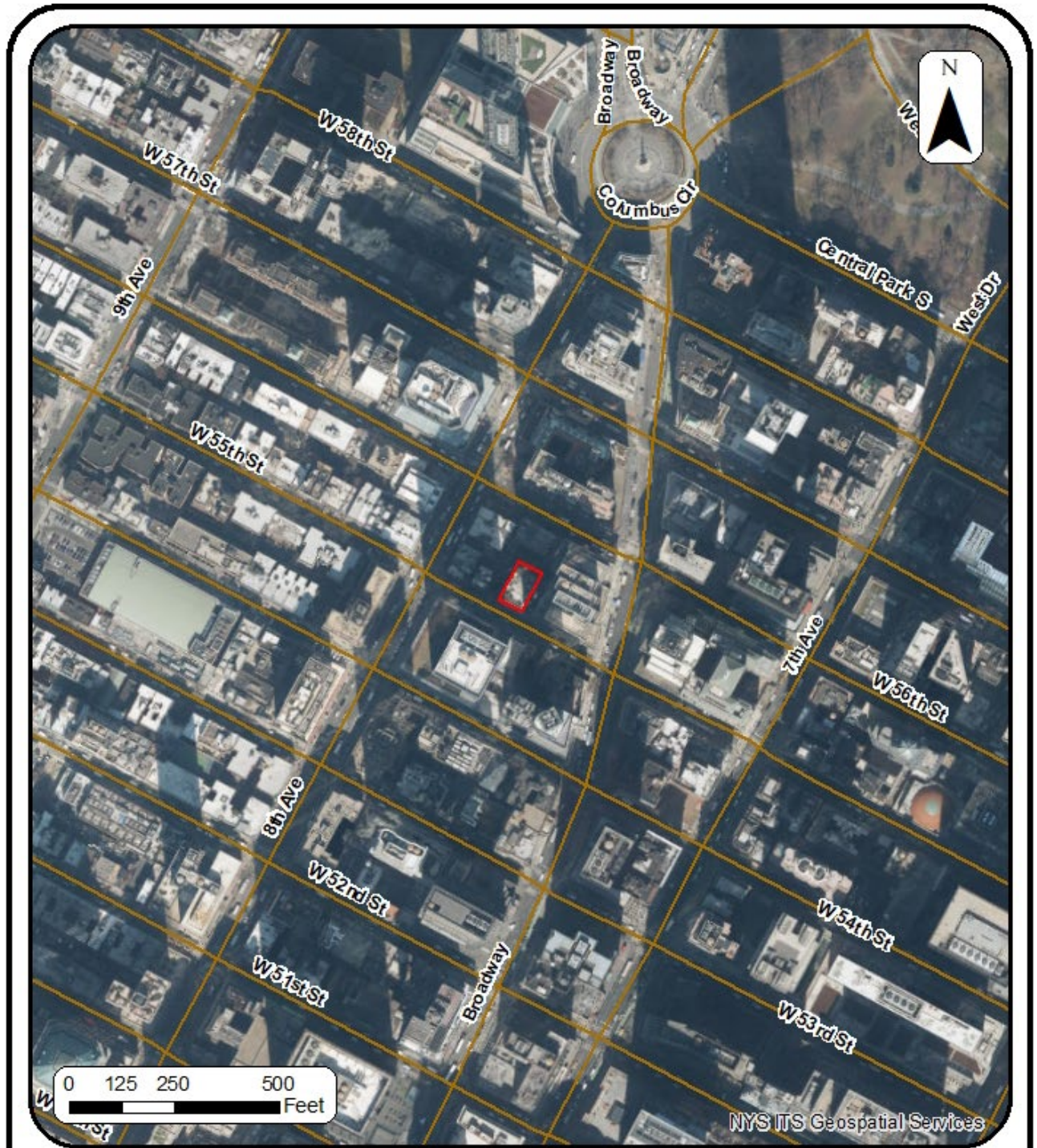
#### New York Public Library - 53rd Street Branch

18 West 53rd Street  
New York, NY 10019  
(212) 714-8400  
[53stbranch@nypl.org](mailto:53stbranch@nypl.org)



#### Manhattan Community Board Five

450 Seventh Avenue, Suite 2109  
New York, NY 10123  
(212) 465-0907  
[office@cb5.org](mailto:office@cb5.org)

# Site Location



## Legend

-  Remediation Site Borders
-  Streets

## Site Location Map

245 West 55th Street  
Site No. C231157



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