



**Monthly Progress Report No. 28**  
401 West 207<sup>th</sup> Street Redevelopment BCP Site  
401 West 207<sup>th</sup> Street, New York, NY  
Brownfield Cleanup Program Site #: **C231151**  
Reporting Period: 01 July – 31 July 2024

**1. Introduction**

In accordance with the reporting requirements of the 25 March 2022 Brownfield Site Cleanup Agreement (BCA) for the 401 West 207<sup>th</sup> Street Redevelopment Site, located at 401 West 207<sup>th</sup> Street, New York, NY (Site), Haley & Aldrich of New York (Haley & Aldrich), has prepared this monthly progress report, on behalf of 401 West 207<sup>th</sup> Street Realty LLC, (the Volunteer), to summarize the work performed at the Site from 01 July through 31 July 2024.

The Site, identified as Block 2189 Lot 60 on the New York City tax map, is located in the Special Inwood District in the borough of Manhattan and is comprised of one 24,480 square foot (sq ft) tax lot. The Site is bounded by: New York City Transit (NYCT) railroad tracks to the north; Ninth Avenue, followed by a parking garage/parking lot to the east; West 207<sup>th</sup> Street, followed by a commercial building to the south; and railroad tracks and a transportation building to the west. The Site was most recently occupied by an active retail petroleum station operated by Speedway LLC and is currently undergoing construction of a mixed-use commercial and residential building. The Site location is shown on Figure 1.

Construction of a new 17-story building with a full cellar level is ongoing. The building will be used for mixed residential and commercial uses, including affordable housing. The anticipated gross square footage of the new development is 302,878.22 square feet. The cellar is anticipated to encompass the approximately 10,789.76-square-foot site footprint and will extend to a depth of about 12 feet below grade surface (ft bgs). Approximately about 190 dwelling units are proposed, of which about 63 units will be designated as affordable housing. The ongoing development is compatible with the existing zoning of R8-A and R9-A residential with a C2-4 commercial overlay.

**2. Investigation or Remedial Actions Relative to the Site during this Reporting Period**

None.

**3. Actions Relative to the Site Anticipated for the Next Reporting Period**

Anticipated actions relative to the site for next reporting period include resubmission of Final Engineering Report (FER), pending receipt of comments from New York State Department of Environmental Conservation (NYDEC) and New York State Department of Health (NYSDOH).

**4. Approved Activity Modifications (changes of work scope and/or schedule)**

No activity modifications were approved by New York State Department of Environmental

Conservation (NYSDEC) during this reporting period.

**5. Deliverables Submitted During This Reporting Period**

No deliverables submitted during this reporting period.

**6. Information Regarding Percentage of Completion**

The remedial investigation, interim remedial measure and design, and remedial action phases are 100% complete.

**7. Unresolved Delays Encountered or Anticipated That May Affect the Schedule and Mitigation Efforts**

No unresolved delays were encountered during this reporting period.

**8. Community Participation (CP) Plan Activities during This Reporting Period**

None.

**9. Activities Anticipated in Support of the CP Plan for the Next Reporting Period:**

None.

**10. Miscellaneous Information**

None.



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**LEGEND**

 SITE BOUNDARY

**NOTES**

- 1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
- 2. ASSESSOR PARCEL DATA SOURCE: KINGS COUNTY
- 3. AERIAL IMAGERY SOURCE: NEARMAP, 22 JULY 2021



0 60 120  
SCALE IN FEET

**HALEY ALDRICH** 401 WEST 207TH STREET  
NEW YORK, NEW YORK

SITE PLAN

OCTOBER 2021

FIGURE 1