Act Now to Continue Receiving Information About This Site!

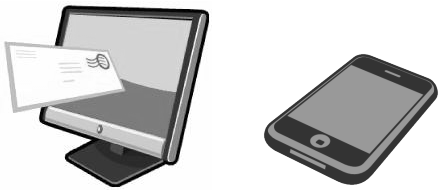
DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

You must sign up for the DER email listserv:

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

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



Why You Should Go "Paperless":

- ☑ Get site information faster and share it easily;
- ☑ Receive information about all sites in a chosen county - read what you want, delete the rest;
- ☑ It helps the environment and stretches your tax dollars.

If "paperless" is not an option for you, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.

The Beacon - 413 East 120th Street

Brownfield Cleanup Program
Site No. C231155
New York, New York County

Department of Environmental Conservation

October 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 The Beacon - 413 East 120th Street ("site") located at 413 East 120th Street, Manhattan, New York County. 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 does not pose a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the site.

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 October 23 through December 7, 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/C231155/.
- Documents also are available at the locations identified under "Where to Find Information."
- Please submit comments to the DEC project manager listed under Project-Related Questions in the "Contact Information" area.

Draft Remedial Work Plan with Alternatives Analysis

The proposed split Track 1 Unrestricted Use / Track 4 Restricted Residential Use remedy plan consists of:

- Excavation and off-site disposal of contaminated soil to depths ranging from 2 to 12 feet below ground surface at various locations across the majority of the site;
- Collection and analysis of post-excavation confirmatory soil samples;
- Installation of a Sub-Slab Depressurization System (SSDS) beneath the existing on-site structure and proposed on-site structures;
- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) for long-term maintenance of remedial systems within any portion of the site where an Unrestricted Use cleanup is not achieved; and
- Recording of an Environmental Easement to ensure proper use of the site and proper maintenance of engineering controls in the future.

The proposed cleanup plan was developed by TCB Beacon East Harlem Limited Partnership ("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 identified as Block 1808, Lot 8 on the Manhattan Borough Tax Map, and has an area of 0.8 acres (34,848 sq ft). The site is bound to the north and east by two 16-story, multi-family residential buildings; to the south by East 120th Street, followed by 4- and 6-story residential buildings; and to the west by a 10-story, mixed commercial and residential building. It is currently developed with a 6-story former school building used for offices and community services, and an asphalt parking lot. The building has an area of about 18,300 square feet and has a full cellar. Historical site use included a coal and lumber yard (1897 to 1911), an institutional building (Public School No. 80, 1923 to 1981), and a New York City Human Resource Administration multi-service center (1981 to present).

The proposed redevelopment includes the demolition of northern and western portions of the existing building, followed by the construction of a new, 21-story affordable housing residential building. This new building will have community space on the 1st floor, and roughly 254 affordable dwelling units. Additionally, renovations will be made to the portion of the existing building that will remain, including the addition of a sixth floor with an educational greenhouse, a basketball court, and a community recreation space.

Additional site details, including environmental and health assessment summaries, are available on DEC's Environmental Site Remediation Database (by entering the site ID, C231155) at:

https://appfactory.dec.ny.gov/DERExternalSearch/ERDSearch

Summary of the Investigation

The primary contaminants of concern detected in site-wide soil and groundwater are semi-volatile organic compounds (SVOCs), petroleum-related volatile organic compounds (VOCs), and metals. The primary contaminants of concern detected in soil vapor and indoor air are chlorinated volatile organic compounds (CVOCs) and petroleum-related VOCs. Known fuel oil storage tanks are present within the basement of the existing structure.

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 soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC 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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Project-Related Health Questions

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jim.sullivan@health.ny.gov

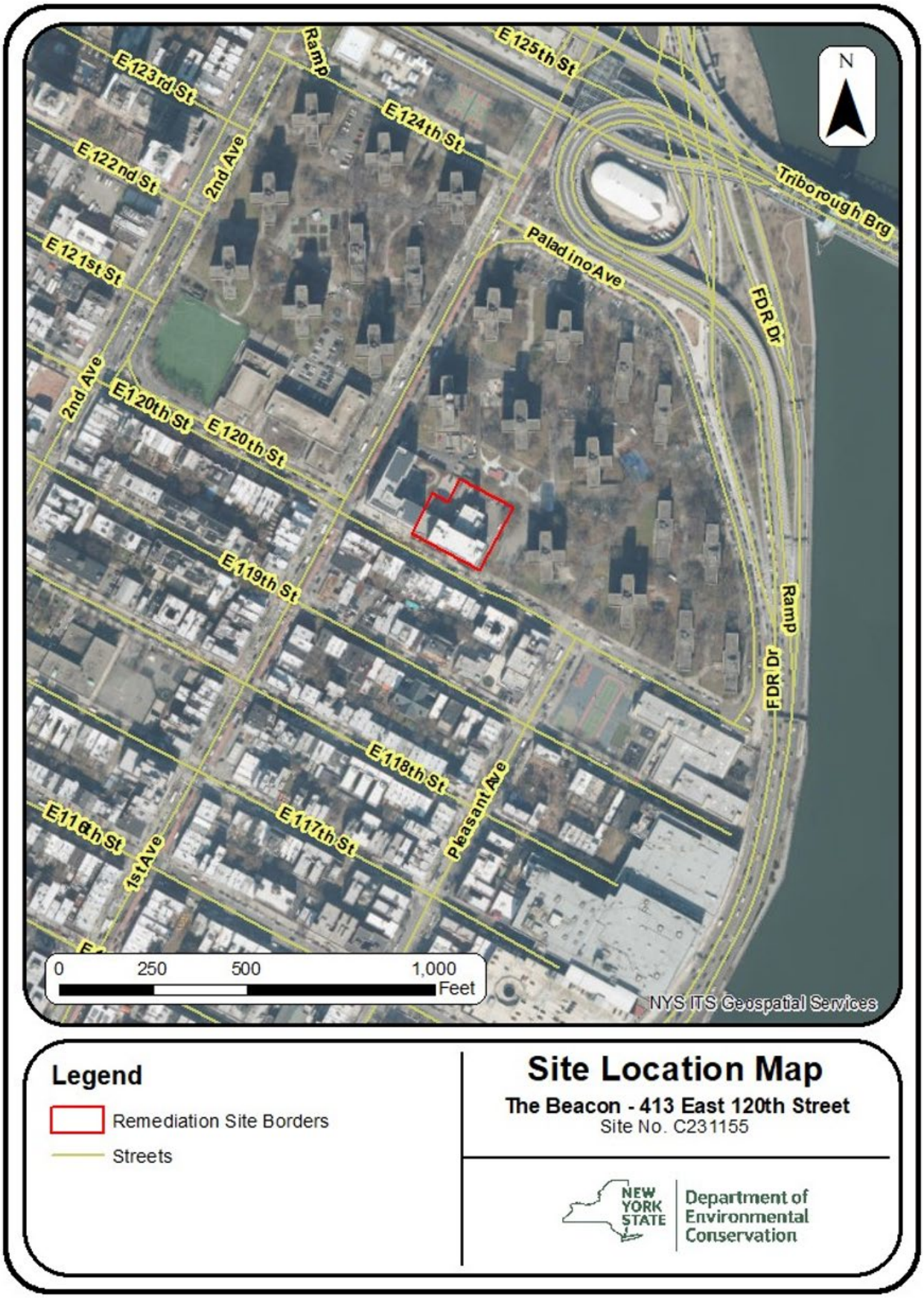
WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):
https://extapps.dec.ny.gov/data/DecDocs/C231155/

New York Public Library - Harry Belafonte 115th St Library
203 West 115th Street
New York, NY 10026
(212) 666-9393
115stbranch@nypl.org

Manhattan Community Board 11
1664 Park Avenue, Ground Floor
New York, NY 10035
(212) 831-8929
mn11@cb.nyc.gov

Site Location



NEW YORK STATE | Department of Environmental Conservation

www.dec.ny.gov

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Español Spanish	Para solicitar la traducción de este documento al idioma que prefiera, comuníquese con la persona que aparece abajo. La traducción es gratis.
简体字 Simplified Chinese	如需将此文件翻译成您偏好的语言，请与以下人员联系。翻译服务免费。
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