

Monthly Progress Report
The Beacon
413 East 120th Street
New York, New York
Brownfield Cleanup Program Site #: C231155
Reporting Period: May 2025

1. Introduction

In accordance with the reporting requirements of the Brownfield Cleanup Agreement (BCA) for the above-referenced site, Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) has prepared this monthly progress report to summarize the work performed at The Beacon (site) during May 2025.

The approximately 35,000-square-foot (0.80-acre) site is located at 413 East 120th Street in the East Harlem neighborhood of Manhattan, New York and is identified as Tax Block 1808, Lot 8 on the Manhattan Borough Tax Map. The site is 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.

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

Remedial investigation data was validated and Langan began preparing the draft Remedial Investigation Report (RIR), based on implementation of the December 23, 2024 Remedial Investigation Work Plan (RIWP), completed between February and April 2025.

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

Langan will submit the draft RIR to NYSDEC in Late June/Early July and begin preparing the draft Remedial Action Work Plan (RAWP).

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

None.

5. Results of Sampling, Testing and Other Relevant Data

Langan will present observations and analytical data from the RI in the draft RIR.

6. Deliverables Submitted During This Reporting Period

None.

7. Information Regarding Percentage of Completion

The BCP project is approximately 10% complete.

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

None.

9. Citizen Participation (CP) Plan Activities during This Reporting Period

None.

10. Activities Anticipated in Support of the CP Plan for the Next Reporting Period

None.

11. Miscellaneous Information

None.