Monthly Progress Report
The Beacon
413 East 120th Street
New York, New York
Brownfield Cleanup Program Site #: C231155
Reporting Period: August 2026

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 August 2026.

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

The New York State Department of Environmental Conservation (NYSDEC) provided comments to the October 9, 2026 draft Remedial Investigation Report (RIR) on July 30, 2026. Langan submitted a revised draft RIR on August 21, 2026.

Langan awaited comments from the NYSDEC on the draft Remedial Action Work Plan (RAWP), which was submitted on January 12, 2026. Although review comments have not been issued, NYSDEC has committed to RAWP approval and Decision Document issuance in the Fall of 2026 to satisfy a Housing Preservation and Development (HPD) loan requirement.

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

Langan will await comments from the NYSDEC on the draft RAWP.

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

None.

5. Results of Sampling, Testing and Other Relevant Data

None.

6. Deliverables Submitted During This Reporting Period

None.

7. Information Regarding Percentage of Completion

The BCP project is approximately 23% 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.