

**Monthly Progress Report No. 5**  
180 East 125<sup>th</sup> Street Development Site  
180 East 125<sup>th</sup> Street, New York, NY  
Brownfield Cleanup Program Site #: **C231160**  
Reporting Period: June 1, 2025 – June 30, 2025

**1. Introduction**

In accordance with the reporting requirements of the January 22, 2025 Brownfield Site Cleanup Agreement (BCA) for the 180 East 125<sup>th</sup> Street Development Site, located at 180 East 125<sup>th</sup> Street, New York, New York (Site), H & A of New York Engineering & Geology, LLP (Haley & Aldrich of New York), has prepared this monthly progress report, on behalf of 180 E125 Propco LLC (the Volunteer), to summarize the work performed at the Site from June 1, 2025 through June 30, 2025.

The Site is identified as Block 1773, Lot 27 on the New York City tax map. The Site is approximately 42,540 square feet (sq ft) (0.98 acres) and is currently a vacant undeveloped lot. The Site is bound by East 125<sup>th</sup> Street followed by mixed-use commercial and residential buildings and offices to the north; East 124<sup>th</sup> Street followed by mixed-use commercial and residential buildings and warehousing to the south; Fire Department of the City of New York (FDNY) Engine 35 Fire House and Third Avenue followed by mixed-use commercial and residential buildings to the east; and a vacant undeveloped lot to the west. The Site location is shown on Figure 1.

The Site is located within a commercial and residential zoning district (C4-4D) in an urban area characterized by multi-story residential and commercial buildings. The Volunteer plans to redevelop the Site for mixed commercial and residential purposes, which is consistent with current zoning.

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

No BCP investigation or remedial actions took place at the Site during this reporting period.

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

Continuation of the public comment period for the Remedial Action Work Plan.

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

No activity modifications were noted during this reporting period.

**5. Results of Sampling, Testing and Other Relevant Data**

None.

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

- The Remedial Action Work Plan (RAWP) was resubmitted to NYSDEC on June 12, 2025.

**7. Information Regarding Percentage of Completion**

The RI phase is 100% complete.

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

None.

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

The 45-day Public Comment period for the RAWP began on June 25, 2025 and will end on August 9, 2025. The RAWP and Remedial Investigation Report were submitted to the document repositories on June 26, 2025. The Letters of Transmittal are attached. The Fact Sheet was mailed to all parties on the Site Contact List included in the Citizen Participation Plan (CPP) for the Site. The Certificate of Mailing is attached.

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

None.

**11. Miscellaneous Information**

None.



**SITE**

GIS: \\haleyaldrich.com\share\CF\Projects\0209815\_000\_180\_E\_125TH\_STREET.aprx - hensen - 6/26/2024 11:33 AM



MAP SOURCE: ESRI  
 SITE COORDINATES: 40°48'13"N, 73°56'12"W

**HALEY  
 ALDRICH**

180 EAST 125TH STREET  
 NEW YORK, NEW YORK

**PROJECT LOCUS**

APPROXIMATE SCALE: 1 IN = 2000 FT  
 MARCH 2025

**FIGURE 1**

GIS FILE PATH: \\haleyaldrich.com\share\CF\Projects\2024\15\_000\_180\_E\_125TH\_STREET.aprx - USER: khansen - LAST SAVED: 6/28/2024 11:33 AM

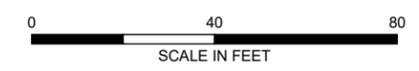


**LEGEND**

-  SITE BOUNDARY
-  PARCEL BOUNDARY

**NOTES**

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: NEW YORK COUNTY
3. AERIAL IMAGERY SOURCE: NEARMAP, 16 JUNE 2024



**HALEY ALDRICH**  
180 EAST 125TH STREET  
NEW YORK, NEW YORK

**SITE PLAN**

MARCH 2025

**FIGURE 2**



HALEY & ALDRICH OF NEW YORK  
213 W 35th Street  
7th Floor  
New York, NY 10001  
646.277.5685

## Letter of Transmittal

Date June 26, 2025  
File Number 0209815  
From Sarah Commisso

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To Manhattan Community Board 11  
1664 Park Avenue, Ground Floor  
New York, NY 10035  
Attention Xavier Santiago  
Subject Remedial Investigation Report and Remedial Action Work Plan for the 180 East 125<sup>th</sup> Street Development Site (C231160) - 180 East 125<sup>th</sup> Street, New York, NY

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Copies	Date	Description
1	May 2025	Remedial Investigation Report (link below)
1	June 2025	Remedial Action Work Plan (link below)

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Transmitted via  First class mail  Overnight express  Hand delivery  Other

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### Remarks:

Please find a copy of the Remedial Investigation Report and the Remedial Action Work Plan for the 180 East 125<sup>th</sup> Street Development Site (C231160) - 180 East 125<sup>th</sup> Street, New York, NY at the link here <https://haleyaldrich.sharefile.com/public/share/web-s74c500331d8247cf987df1038222a6ca>

Please place these items in your public document repository so the public may access them.

Should you have questions or comments, please feel free to contact me at [scommisso@haleyaldrich.com](mailto:scommisso@haleyaldrich.com) or phone at 646-277-5693.



HALEY & ALDRICH OF NEW YORK  
213 W 35th Street  
7th Floor  
New York, NY 10001  
646.277.5685

**Letter of Transmittal**

Date June 26, 2025  
File Number 0209815  
From Sarah Commisso

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To Harlem Library  
9 West 124<sup>th</sup> Street  
New York, NY 10027  
Attention Laurel Hambright  
Subject NYSDEC Brownfield Cleanup Program Application, Site Historical Documents, and Remedial Investigation Work Plan for the 180 East 125<sup>th</sup> Street Development Site (C231160) - 180 East 125<sup>th</sup> Street, New York, NY

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Remarks:

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Should you have questions or comments, please feel free to contact me at [scommisso@haleyaldrich.com](mailto:scommisso@haleyaldrich.com) or phone at 646-277-5693.

**CERTIFICATION OF MAILING**

**Site Name:** 180 East 125th Street Development Site  
**Site No.:** C231160

I certify that I mailed on July 9, 2025 a copy of the attached public notice by first class mail upon the person(s) on the attached mailing list, by depositing a true copy thereof, securely enclosed in a postpaid wrapper, in the Post Office box at 223 West 38th Street in the City of NEW YORK, 10018, New York, which box is under the exclusive care and custody of the United States Post Office.

Kristin Smalls  
Signature

7/9/2025  
Date

## **Appendix B - Site Contact List**

### **Local Government and Elected Officials:**

Mayor Eric Adams  
NYC Mayor  
City Hall  
New York, NY 10007

Marisa Lago  
NYC Department of City Planning Chairperson  
120 Broadway 31<sup>st</sup> Floor  
New York, NY 10271

Mark Levine  
Manhattan Borough President  
1 Centre Street 19<sup>th</sup> Floor  
New York, NY

Xavier A. Santiago  
Manhattan Community Board 11 District Manager  
1664 Park Avenue, Ground Floor  
New York, NY 10035

Diana Ayala  
New York City Council District 8  
105 East 116<sup>th</sup> Street  
New York, NY 10029

Cordell Cleare  
NY Senate District 17 Senator  
163 West 125<sup>th</sup> Street, Suite 912  
New York, NY 10027

Edward Gibbs  
NY State Assembly District 68 Member  
55 East 115<sup>th</sup> Street, Ground Level  
New York, NY 10029

Ashwin Vasan, M.D., PhD Commissioner

NYC Department of Health and Mental Hygiene (DOHMH)  
42-09 28<sup>th</sup> Street  
Queens, NY 11101

**Owners, Residents, Occupants:**

Maxwell Miller  
160 East 125<sup>th</sup> Owner LLC  
805 Third Avenue, 7<sup>th</sup> Floor  
New York, NY 10022

### Adjacent Properties:

<u>Owner/Entity Name</u>	<u>Contact Name</u>	<u>Site Use</u>	<u>Property Address</u>	<u>Owner Mailing Address</u>
Metropolitan Transportation Authority	Not available	Vacant	160 E125th Street, New York, NY 10035	2 Broadway New York, NY 10004
Salvation Army	Not available	Office Buildings	2306 3 <sup>rd</sup> Avenue, New York, NY 10035	120 West 14 <sup>th</sup> Street New York, NY 10011
Unavailable Owner	Not available	Commercial and office buildings	159 East 125 <sup>th</sup> Street New York, NY 10035	Unknown
East Harlem MEC Parcel B-West HDFC	Not available	Mixed use residential and commercial buildings	201 East 125 <sup>th</sup> Street, New York, NY 10035	Unknown
Unavailable Owner	Not available	Mixed residential and commercial buildings	2293 3 <sup>rd</sup> Avenue. New York, NY 10035	Unknown
2289 JV LLC	Not available	Commercial and office buildings	2291 3 <sup>rd</sup> Avenue, New York, NY 10035	1000 Central Ave Woodmere, NY 11598
2289 JV LLC	Not available	Commercial and office buildings	2289 3 <sup>rd</sup> Avenue, New York, NY 10035	1000 Central Ave Woodmere, NY 11598
Rockfeld 2283 LLC	Not available	Mixed Residential and Commercial buildings	2283 3 <sup>rd</sup> Avenue New York, NY 10035	280 Madison Avenue, Suite 600, New York, NY 10016
Fire Department of New York	Not available	Public Facilities and Institutions	2282 3 <sup>rd</sup> Avenue New York, NY 10035	9 Metrotech Center Brooklyn NY, 11201
Unavailable Owner	Not available	Mixed Residential and commercial buildings	2279 3 <sup>rd</sup> Avenue New York, NY 10035	Unknown
2276-80 3 <sup>rd</sup> Avenue LLC	Not available	Commercial and office buildings	2276 3 <sup>rd</sup> Avenue New York, NY 10035	63 Birch Lane Greenwich, CT 06830
178 East 124 <sup>th</sup> Street LLC	Not available	Commercial & office buildings	182 East 124 <sup>th</sup> Street New York, NY 10035	40 Quaker Ridge Road Manhasset, NY 11030
178 East 124 <sup>th</sup> Street LLC	Not available	Commercial and office buildings	178 East 124 <sup>th</sup> Street, New York, NY 10035	40 Quaker Ridge Road Manhasset, NY 11030
William Somerville Maintenance Corp.	Not available	Parking facilities	176 East 124 <sup>th</sup> Street New York, NY 10035	166-176 East 124 <sup>th</sup> Street, New York, NY 10035
Randlee Property Owner LLC	Not available	Industrial and manufacturing	166 East 124 <sup>th</sup> Street New York, NY 10035	137 Riverside Drive, Apt 6B New York, NY 10024
Mahoney Realty LLC	Not available	Non Residential	164 East 124 <sup>th</sup> Street New York, NY 10035	1080 Madison Ave, New York, NY 10028

### Local News and Media:

Amsterdam News  
2340 Frederick Douglas Blvd.  
New York, NY 10027

ABC7 WABC-TV  
7 Lincoln Square  
New York, NY 10023

**School or Day Care Located Proximal to the Site:**

The following schools or day care facilities are located within ½-mile radius to the Site:

<b>School/Day Care Name</b>	<b>Approximate distance from Site in feet and (directional)</b>	<b>Administrator</b>	<b>Phone</b>	<b>Address</b>
Success Academy Charter School – Harlem 2 Elementary	~787 ft (northeast)	Amella Cohen, Principal	646-442-6600	144 E 128th St #3, New York, NY 10035
P.S. 30 Hernandez Hughes	~782 ft (northeast)	Leonna Austin, Principal	212-876-1825	144-176 E 128th St, New York, NY 10035
PS/MS 007 Samuel Stern School	~1,022 (northwest)	Michelle Martinez, Principal	212-860-5827	160 E 120th St, New York, NY 10035
Public School 96 Joseph Lanzetta	~1,127 (south)	James Konstantinacos, Principal	212-860-5851	216 E 120th St, New York, NY 10035
Sunshine Learning Center	~975 (southeast)	Not Available	646-757-3168	2205 3rd Ave, New York, NY 10035
Tiny Hands & Tiny Toes Group Family Daycare	~990 (southeast)	Not Available	917-204-3986	234 E 119th St, New York, NY 10035
Pequenos Souls Day Care Center	~415 (southwest)	Not Available	212-427-7644	114 E 122nd St # 1, New York, NY 10035
Banyan Tree Day Care	~1,232 (northwest)	Not Available	Not Available	123 E 129th St, New York, NY 10035
Paradise Child Care	~2,111 (northwest)	Not Available	973-957-1863	2 W 129th St, New York, NY 10027
Angel Keepers Child Care	~2,200 (southwest)	Not Available	347-669-2558	1652 Park Ave, New York, NY 10035
Clarita’s Daycare	~2,450 (southwest)	Not Available	914-342-7234	70 E 116th St Apt 3D, New York, NY 10029
Joyce Walker Daycare	2500 (south)	Not Available	212-369-7315	210 E 115th St, New York, NY 10029

**Community, Civic, Religious and Other Environmental Organizations:**

Engine 35/Ladder 14/Battalion 12  
 FDNY  
 2282 3<sup>rd</sup> Avenue  
 New York, NY

Metro Hope Church  
 178 East 124<sup>th</sup> Street  
 New York, NY 10035