

**Monthly Progress Report No. 6**  
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: July 1, 2025 – July 31, 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 July 1, 2025 through July 31, 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**

End of the public comment period for the Remedial Action Work Plan (RAWP).

**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 July 29, 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.

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

None.

**11. Miscellaneous Information**

None.



**SITE**

**HALEY  
ALDRICH**

180 EAST 125TH STREET  
NEW YORK, NEW YORK

**PROJECT LOCUS**

APPROXIMATE SCALE: 1 IN = 2000 FT  
MARCH 2025

**FIGURE 1**



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

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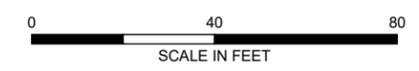


**LEGEND**

-  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**