

**Monthly Progress Report No. 15**  
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: April 1, 2026 – April 30, 2026

**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 April 1, 2026 through April 30, 2026.

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 undergoing construction. 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**

- Implementation of the Remedial Action in accordance with the New York State Department of Environmental Conservation (NYSDEC) approved July 2025 Remedial Action Work Plan (RAWP) continued on the Site, including excavation and off-Site disposal of soil, installation of the support of excavation (SOE), disposal of construction and demolition (C&D) material, and import of approved material for backfill. Haley & Aldrich is on-Site conducting community air monitoring during ground intrusive work. Field activities and community air monitoring data have been documented in daily reports submitted to NYSDEC and the New York State Department of Health.
- Haley & Aldrich collected confirmation endpoint soil samples at three (3) locations, EP-25, EP-44 and EP-48.

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

Continue implementation of the remedial action.

**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**

Two (2) confirmation endpoint soil samples were collected during this reporting period and analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), target analyte list metals (TAL), polychlorinated biphenyls (PCBs), pesticides, and PFAS as per the NYSDEC-approved RAWP. Endpoints were collected at the following locations: EP-44, and EP-48. One (1) confirmation endpoint soil sample was collected during this reporting period and only analyzed for specific analytes that previously did not meet Track 1 Unrestricted Use Soil Cleanup Objectives (UUSCOs): EP-25. Endpoint samples were collected at a total of three (3) locations during this reporting period.

One (1) confirmation endpoint soil sample was recollected during this reporting period after confirmation samples at remedial depth failed for specific analytes: EP-25. At remedial depth these samples did not meet Track 1 Unrestricted Use Soil Cleanup Objectives (UUSCOs) for the specific analytes including lead and zinc (EP-25). Recollection samples were collected at one-foot intervals below remedial depth and now meet Track 1 UUSCOs.

Results for all analyses for EP-44 and EP-48 meet the Track 1 Unrestricted Use Soil Cleanup Objectives (UUSCOs) at the remedial depth or if specific analytes failed, recollection samples were collected at one-foot intervals below the failing depths and now meet Track 1 UUSCOs.

All confirmation endpoint sample locations are shown on Figure 2.

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

Thirteen (13) Daily Reports were submitted to NYSDEC and NYSDOH, for work conducted from April 1, 2026, through April 30, 2026.

#### **7. Information Regarding Percentage of Completion**

The Remedial Action Phase is approximately 90% 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**

None.

#### **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**

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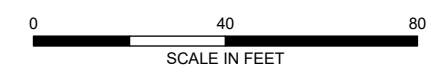


**LEGEND**

-  SITE BOUNDARY
-  PARCEL BOUNDARY
-  PROPOSED CONFIRMATION SAMPLE LOCATION

**NOTES**

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



180 EAST 125TH STREET  
NEW YORK, NEW YORK

**CONFIRMATION SAMPLE LOCATION  
PLAN**

SEPTEMBER 2025

FIGURE 2