



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

The Beacon - 413 East 120th Street
413 East 120th Street
New York, NY 10035

SITE No. C231155
NYSDEC REGION 2

July 2024

Where to Find Information:

Access project documents through the DECinfo Locator and at these location(s):
<https://extapps.dec.ny.gov/data/DecDocs/C231155/>

New York Public Library - Harry Belafonte 115th St Library
203 West 115th Street
New York, NY 10026
(212) 666-9393
115tbranch@nypl.org

Manhattan Community Board 11
1664 Park Avenue, Ground Floor
New York, NY 10035
(212) 831-8929
mn11@cb.nyc.gov

Who to Contact:

Comments and questions are welcome and should be directed as follows:

Project-Related Questions
Erick Bower, Project Manager
NYSDEC
625 Broadway
Albany, NY 12233
(518) 402-9824
erick.bower@dec.ny.gov

Project-Related Health Questions
Jim Sullivan
Bureau of Environmental Exposure
Investigation, Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-5584
jim.sullivan@health.ny.gov

For more information about New York's Brownfield Cleanup Program, visit:
<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the site named "The Beacon - 413 East 120th Street" ("site") located at 413 East 120th Street, New York, NY. Please see the map for the site location.

Draft Investigation Work Plan: The draft investigation work plan, called a "Remedial Investigation Work Plan," (RIWP) was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by TCB Beacon East Harlem Limited Partnership ("applicant") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment: NYSDEC is accepting written comments about the Draft RIWP for 30 days, from **July 31 through August 30, 2024**.

- Access the RIWP and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C231155/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Highlights of the Proposed Site Investigation: The investigation will define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected.

Previous investigations have detected volatile and semi-volatile organic compounds (VOCs and SVOCs) and metals in soil and/or groundwater on site.

Key components of the investigation work include:

- A geophysical survey over the full site to select sample locations and identify potential subsurface utilities or structures;
- Drilling and sampling soil borings to identify possible on-site sources of contamination;
- Installing and sampling ground water wells to monitor impacts from areas of concern both on-site and off-site;
- Collecting soil vapor, sub-slab soil vapor and indoor air samples; and
- Evaluation of a sub-grade vault located on site, to assess for general contents and construction.

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Next Steps: NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a proposed cleanup plan, called a "Draft Remedial Action Work Plan" will be developed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a "no action" or "no further action" alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Site Description: The site is identified as Block 1808, Lot 8 on the Manhattan Borough Tax Map, and has an area of 0.8 acres (34,848 sq ft). The site is bound to the north and east by two 16-story, multi-family residential buildings; to the south by East 120th Street, followed by 4- and 6-story residential buildings; and to the west by a 10-story, mixed commercial and residential building. It is currently 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. Historical site use included a coal and lumber yard (1897 to 1911), an institutional building (Public School No. 80, 1923 to 1981), and a New York City Human Resource Administration multi-service center (1981 to present).

The proposed redevelopment includes the demolition of northern and western portions of the existing building, followed by the construction of a new, 21-story affordable housing residential building. This new building will have community space on the 1st floor, and roughly 254 affordable dwelling units. Additionally, renovations will be performed on the portion of the existing building that will remain, including the addition of a sixth floor with an educational greenhouse, a basketball court, and a community recreation space.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's

Environmental Site Remediation Database (by entering the site ID, C231155) at:

<https://extapps.dec.ny.gov/cfm/extapps/derexternal/index.cfm?pageid=3>

Brownfield Cleanup Program: New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses may include recreation, housing, business, or other uses. A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives (SCOs) or other health-based or environmental standards, criteria or guidance adopted by NYSDEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator



Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://dec.ny.gov/maps/interactive-maps/decinfo-locator>

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Site Location



Legend

-  Remediation Site Borders
-  Streets

Site Location Map

The Beacon - 413 East 120th Street
Site No. C231155



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אידיש Yiddish	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
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Języki Polski Polish	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

Contact: Erick Bower, (518) 402-9824, erick.bower@dec.ny.gov