

180 E 125th St Development Site



Department of
Environmental
Conservation

Brownfield Cleanup Program

Site No. C231160

New York, New York County

June 2025

Cleanup Proposed for Brownfield Site Contamination Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the 180 East 125th Street Development Site (“site”) located at 180 East 125th Street, New York County. Please see the map for the site location. Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the site; the lack of potential for off-site migration of contaminants in the groundwater; and the lack of potential for human exposure to site-related contaminants via soil vapors.

How to Comment

NYSDEC is accepting written comments about the proposed plan, called a “Draft Remedial Action Work Plan (RAWP)” for 45 days, from **June 25, 2025 through August 9, 2025**.

- Access the RI/AAR, RAWP, and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C231160/>.
- Documents also are available at the location(s) identified under “Where to Find Information.”
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the “Contact Information” area.

Draft Remedial Action Work Plan

The proposed Track 1 Unrestricted Use remedy plan consists of:

- Excavation and off-site disposal of contaminated soil to approximately 15 feet below ground surface (bgs) on the east portion, 12 feet bgs on the northwest portion, and 7 feet bgs on the southwest portion of the site;
- Collecting and analyzing, post-cleanup soil, groundwater, and soil vapor samples to evaluate the effectiveness of the cleanup;
- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities; and
- If an Unrestricted Use cleanup is not achieved, recording of an Environmental Easement to ensure proper use of the site may be necessary and implementation of a Site Management Plan (SMP) would also be required for long term maintenance of the remedial systems.

The proposed cleanup plan was developed by 180 E125 PROPCO LLC (“applicant”) after performing a detailed investigation of the site under New York’s Brownfield Cleanup Program (BCP).

Next Steps

NYSDEC will consider public comments, revise the remedy plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed cleanup. After approval, the proposed cleanup becomes the selected cleanup. The applicant may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

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

Site Description

The Site is located at 180 East 125th Street and is identified as Block 1773 Lot 27 on the New York City Tax Map. The Site is approximately 0.98 acres (42,540 square feet) in size and is in the Harlem neighborhood of New York, New York. The Site is bound by East 125th Street to the north, East 124th Street to the south, the Fire Department of New York (FDNY) Engine 35 fire house on the corner of 3rd Avenue and 124th Street and 3rd to the east, and vacant undeveloped property to the west. The Site is located within the Harlem neighborhood of New York.

The proposed redevelopment plan consists of a new 15-story mixed-use commercial and residential building with a one-level cellar encompassing the entire site footprint. The project includes a planned affordable housing component.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC’s Environmental Site Remediation Database (by entering the site ID, C231160) at:

<https://appfactory.dec.ny.gov/DERExternalSearch/ERDSearch>

Summary of the Investigation

The primary contaminants of concern at the site are semi-volatile organic compounds (SVOCs), metals, pesticides, polychlorinated biphenyls (PCBs), and per & polyfluoroalkyl substances (PFAS) which are present site-wide in soil and groundwater. Chlorinated volatile organic compounds (CVOCs) were also detected site-wide in the soil vapor. The contaminants are characteristic of fill material found throughout New York City while the PFAS can be linked to the historic use of the site. The site historically had buildings operating in furniture sales/manufacturing. With the introduction of products such as 3M’s Scotchgard™, which was widely used as a stain repellent to protect fabric, furniture, and carpets, historical furniture sales/manufacturing operations are a potential source of PFAS contamination on the Site.

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 or other health-based or environmental standards, criteria or guidance adopted by DEC 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>

Stay Informed with DEC Delivers

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.

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>

CONTACT INFORMATION

Project-Related Questions

Brittany Taranto, Project Manager
NYSDEC, Division of Environmental Remediation
625 Broadway, 12th Floor, Albany, NY 12233
p: (518) 402-9791
brittany.taranto@dec.ny.gov

Project-Related Health Questions

Harolyn Hood
NYSDOH, Bureau of Environmental Exposure and Investigation
Empire Plaza – Corning Tower
Albany, NY 12237
p: (518) 473-4780
beei@health.ny.gov

WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):
<https://extapps.dec.ny.gov/data/DecDocs/C231160/>

Harlem Public Library

9 West 124th Street
New York, NY 10027
(212) 348-5620

Manhattan Community Board 11

1664 Park Avenue, Ground Floor
New York, NY 10035
(212) 831-8929

Site Location





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