



**OFFICE OF ENVIRONMENTAL REMEDIATION**

100 Gold Street – 2nd Floor  
New York, New York 10038

**Mark McIntyre, Esq.**  
**Director**

Tel: (212) 788-8841

June 21, 2022

Menachem Herman  
Mazeh Realty  
100A Broadway, Suite 230  
Brooklyn, NY 11249

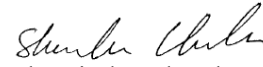
Re: Notice of Completion  
20 Prescott Place, Brooklyn, NY  
OER Site Number: 18CVCP064K

Dear Menachem Herman:

The New York City Office of Environmental Remediation (OER) is pleased to inform you that the Remedial Action Report for the above-referenced site is hereby approved, allowing the Notice of Completion (NOC) to be issued for the site. Please find the Notice of Completion attached, the issuance date of which is June 21, 2022. Congratulations!

If you have any questions regarding any of these items, please contact me at 212-442-3007.

Sincerely,

  
Shaminder Chawla  
Deputy Director



**OFFICE OF ENVIRONMENTAL REMEDIATION**

100 Gold Street – 2nd Floor  
New York, New York 10038

**Mark McIntyre, Esq.**  
**Director**

Tel: (212) 788-8841

**NOTICE OF COMPLETION**

**Notice Holder(s):** Menachem Herman  
Mazeh Realty  
100A Broadway, Suite 230  
Brooklyn, NY 11249

**Site Information:** Site Name: 20 Prescott Place  
Site Owner: Mordechai Halberstam  
Street Address: 20 Prescott Place, Brooklyn, NY  
Block 1556, Lot 25, former Lots 29 and 30  
OER Site Number: 18CVCP064K

**Project Description:** Redevelopment consisted of the construction of a new 8-story building with a 9th floor/mezzanine, a full cellar level, and a rear/side yard. The cellar consists of storage rooms for the residential tenants, two common building recreation rooms, a fire pump room, water equipment and meter rooms, and two residential accessory use spaces with windows/doors that open into an area way in the rear yard. The first floor consists of a common building recreation room, laundry room, bicycle storage, the residential lobby, and two residential apartments that utilize the cellar level residential accessory use spaces. The 2nd through 9th floors consists of residential apartments.

Initial excavation consisted of the removal of fill material to a minimum depth of 2 ft across the Site. Excavation for the cellar was performed to a minimum depth of 11 ft below grade with additional excavation up to 15 ft below grade as needed for installation of footings and elevator pit. Sloped excavation from 2 ft to 13 ft was performed in the rear and rear/side courtyard to construct the cellar walls. Remedial excavation of a 10 ft by 10 ft area to a depth of 6 ft was performed to remove the SB1(4-6) HS1 hotspot identified during the RI. Clean native soil excavated from below 5 ft below grade from the north portion of the Site was utilized to backfill behind the cellar walls and around footings. The total volume of soil that was excavated for the new building and disposed off-Site was approximately 5,013.14 tons.

**Date of Voluntary  
Cleanup Agreement:** June 18, 2018

**Notice Issuance**

This Notice of Completion, hereinafter referred to as the “Notice,” is issued pursuant to Chapter 9 of Title 24 of the Administrative Code of the City of New York.

This Notice has been issued upon satisfaction of the Director, following review by the Office of the Remedial Action Report and data submitted pursuant to the Voluntary Cleanup Agreement, as well as any other relevant information regarding the Site, that the remediation requirements set

forth at Section 1407 of Title 43 of the Rules of the City of New York have been achieved in accordance with the Remedial Action Work Plan.

The remedial program for the Site has achieved a cleanup level that would be consistent with the following categories of uses:

☐ Unrestricted Use  
☒ Restricted Use:  
    ☒ Residential  
    ☐ Restricted Residential  
    ☐ Commercial

### **Liability Limitation**

Upon issuance of this Notice of Completion, and subject to the terms and conditions set forth herein, the Notice holder(s) shall be entitled to the liability limitation provided in Section 906 of Title 24 of the administrative code of the City of New York. The liability limitation shall run with the land, extending to the Notice holder's successors or assigns through acquisition of title to the Site and to a person who develops or otherwise occupies the Site, subject to certain limitations as set forth in Section 906 of Title 24 of the administrative code of the City of New York, and any other applicable provision of law.

In accordance with a Memorandum of Agreement between the New York State Department of Environmental Conservation and the New York City Mayor's Office of Environmental Remediation dated July 10, 2012, New York State Department of Environmental Conservation agrees that this site is of no further interest, and it does not plan or anticipate taking administrative or judicial action with regard to the property.

### **Notice of Transferability**

This Notice may be transferred to the Notice holder's successors or assigns upon transfer or sale of the Site as provided by section 906(c) of the administrative code of the City of New York.

### **Notice Modification/Revocation**

This Notice of Completion may be modified or revoked by the Director following notice in accordance with Section 43-1408(f) of the Rules of the City of New York upon a finding that:

- (1) either the Applicant or the Applicant's successors or assigns have failed to comply with the terms and conditions of the City Voluntary Cleanup Agreement;
- (2) either the Applicant or the Applicant's successors or assigns made a misrepresentation of a material fact tending to demonstrate that the cleanup levels identified in the Voluntary Site Cleanup Agreement were reached; or
- (3) there is good cause for such modification or revocation.

The Notice holder(s) (including its successors or assigns) shall have thirty (30) days within which to cure any deficiency or to seek a hearing. If the deficiency isn't cured or a request for a hearing received within such 30-day period, the Notice shall be deemed modified or vacated on the 31<sup>st</sup> day after the Office notice.

Sincerely,



Shaminder Chawla

Deputy Director

New York City Office of Environmental Remediation

Date of Issuance: June 21, 2022

Site No.: 18CVCP064K

OER Project Numbers: 18EH-N124K / 18CVCP064K  
PM: Taylor Hard