



Office of Environmental Remediation

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

Shaminder Chawla
Director

Tel: (212) 788-8841

December 10, 2025

Barry Brunner
Washington E166 LLC
PO Box 2384
Monroe, NY 10949

Re: Notice of Completion
453 East 166th Street, Bronx, NY
OER Site Number: 25CVCP006X

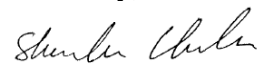
Dear Mr. Brunner:

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 December 10, 2025. Congratulations!

To apply for a Brownfield Incentive Grant (BIG) cleanup grant, submit a grant application within 6 months of the NOC issuance date. More information is available on OER's website at <https://www.nyc.gov/site/oer/grants/big-grants.page>

If you have questions regarding any of these items, please contact me at 212-788-8841.

Sincerely,


Shaminder Chawla
Director



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New York, New York 10038

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Notice of Completion

Notice Holder(s): Washington E166 LLC

Site Information: Site Name: 453 East 166th Street
Site Owner: Washington E166 LLC
Street Address: 453 East 166th Street, Bronx, NY
Block 2388, Lot 68 (Former Lots 64, 67, 68, 69)
OER Site Number: 25CVCP006X

Project Description: The Site was redeveloped with a new 10-story residential slab-on-grade apartment building with a 7,658.28 ft² parking garage on the northwestern portion of the first-floor that includes parking spots with double level parking lifts. The building does not have a cellar level as part of this redevelopment. The new building has 150 ft of street frontage along East 166th Street and 101.83 feet of street frontage along Washington Avenue.

The northwestern portion of the building first floor will be occupied by the 7,658.28 ft² parking garage area. The remaining portion of the first floor will consist of seven 1-to-3-bedroom apartments, an elevator, staircases, trash compactor room, the water room, mechanical room, residential lobby, mailboxes, the parking attendant's booth and bathroom, and a 548 ft² community facility being used as a health care clinic. The 2nd through 10th floors will consist of residential apartments, an inner courtyard, elevators, refuse rooms, and staircases, some of the floors also have a bike storage room and electric meter room. The roof will include a 3,699.12 ft² recreation space, mechanical room, elevators and elevator machine room, HWH room, staircases and a 649.5799 ft² sustainable roof zone.

Date of Voluntary

Cleanup Agreement: October 11, 2024

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: (Track 4)
 - 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 Title 24 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 31st day after the Office notice.

Sincerely,



Shaminder Chawla

Director

New York City Office of Environmental Remediation

Date of Issuance: December 11,
2025 Site No.: 25CVCP006X