



**OFFICE OF ENVIRONMENTAL REMEDIATION**

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

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

Tel: (212) 788-8841

December 23, 2020

Justin Stein  
BP Cyrus LLC  
1605 Dr. Martin Luther King Jr. Boulevard  
Bronx, NY 10453

Re: Notice of Completion  
4697 Third Avenue, Bronx, NY  
OER Site Number: 20CVCP010X

Dear Justin Stein:

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 23, 2020. Congratulations!

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

Sincerely,

Shaminder Chawla  
Deputy Director



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**NOTICE OF COMPLETION**

**Notice Holder(s):** BP Cyrus LLC  
1605 Dr. Martin Luther King Jr. Boulevard  
Bronx, NY 10453

**Site Information:** Site Name: 4697 Third Avenue  
Site Owner: BP Cyrus LLC  
Street Address: 4697 Third Avenue, Bronx, NY  
Block 3041, Lots 38 (Former Lots 38 and 40)  
OER Site Number: 20CVCP010X

**Project Description:** The redevelopment of the Site included the construction of a new, eight-story, mixed-use, residential building providing 52 affordable dwelling units and retail establishments at-grade, totaling approximately 65,617 gross square feet. The cellar level is used for commercial, tenant, and building storage and includes mechanical spaces. The first floor is used for commercial retail, the residential lobby, and bike storage. The redevelopment required excavation of soil and fill material to approximately 12 feet below ground surface (ft bgs) for the cellar level, approximately 17 ft bgs for the elevator pit, and excavation to approximately 11 ft bgs for the crawl space portion of the building along the western portion of the Site, which required over excavation for the installation of the support of excavation (SOE). Bedrock was encountered at approximately 17 ft bgs during the excavation for the elevator pit. Groundwater was not detected during the Remedial Investigation (RI) and dewatering was not required during the redevelopment. The redeveloped Site use is consistent with the existing zoning for the property.

**Date of Voluntary  
Cleanup Agreement:** October 29, 2019

**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
  - Industrial

### **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,

A handwritten signature in black ink, appearing to read "Shaminder Chawla". The signature is fluid and cursive, with the first name being more prominent than the last.

Shaminder Chawla  
Deputy Director  
New York City Office of Environmental Remediation

Date of Issuance: December 23, 2020  
Site No.: 20CVCP010X