



**Office of Environmental Remediation**

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

**Shaminder Chawla**

**Acting Director**

Tel: (212) 788-8841

June 6, 2025

Shimon Hoffman  
GH Management LLC  
959 East 17th Street  
New York, NY 11230

Re: Notice of Completion  
33 4th Street, Brooklyn, NY  
OER Site Number: 23CVCP055K

Dear Mr. Hoffman:

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 6, 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 212-442-3007.

Sincerely,

Shaminder Chawla  
Acting Director



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### Notice of Completion

**Notice Holder(s):** GH Management, LLC

**Site Information:** Site Name: 33 4th Street  
Site Owner: GH Management, LLC  
Street Address: 33 4th Street, Brooklyn, NY  
Block 464, Lot 51  
OER Site Number: 23CVCP055K

**Project Description:** The redevelopment consisted of construction of a new 8-story mixed residential and commercial use building with a landscaped area behind the building spanning the length of the Site. The new building occupies approximately 58.94% of the tax parcel. The remaining portions consist of driveway and landscaped rear yard. The cellar is 8,591.23-square feet covering the 93.5% of the new building and 55.15% of the entire lot. The rear yard is approximately 5,535 square feet in the northern portion of the Site. The cellar is utilized as 3,578-square feet of commercial space, and remaining spaces as gym, storage, utility rooms; the first floor is utilized as a residential lobby and residential apartments; the second through eighth floor are utilized as residential apartments; and the roof consists of amenities, mechanical, and elevator bulkhead use.

**Date of Voluntary  
Cleanup Agreement:** October 17, 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 2):
  - 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 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 31<sup>st</sup> day after the Office notice.

Sincerely,



Shaminder Chawla  
Acting Director  
New York City Office of Environmental Remediation

Date of Issuance: June 2, 2025  
Site No.: 23CVCP0556