



**OFFICE OF ENVIRONMENTAL REMEDIATION**

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

**Daniel Walsh, Ph.D.**  
**Director**

Tel: (212) 788-8841

June 5, 2018

Jack Fang  
Queens Bridgeview Tower LLC  
261 West 35<sup>th</sup> Street, Suite 602  
New York, NY 10001

Re: Notice of Completion  
23-01 41st Avenue, Queens, NY  
OER Site Number: 15CVCP133Q

Dear Jack Fang:

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 5, 2018. 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):** Jack Fang  
Queens Bridgeview Tower LLC  
261 West 35<sup>th</sup> Street, Suite 602  
New York, NY 10001

**Site Information:** Site Name: 23-01 41st Avenue  
Site Owner: Jack Fang  
Street Address: 23-01 41st Avenue, Queens, NY  
Block 408, Lot 5  
OER Site Number: 15CVCP133Q

**Project Description:** Site redevelopment included the construction of a new six-story mixed-use residential and commercial building with a full cellar utilized for 19 parking spaces, building utility rooms, compactor room, storage room, and a centrally located elevator and stairwell. The current zoning designation is M1-2/R6A. The redevelopment is consistent with existing zoning for the property.

The redevelopment included a full build-out of the property with a one six-story building and a full cellar. The cellar was set to a depth of approximately 13 feet below ground surface to account for foundation slab and the footings. The gross floor area of the cellar is 7,703.48 square feet. There is an access ramp with egress onto 23rd Street. The first floor consists of five commercial units and a residential lobby with access to the elevator. The gross floor area of the commercial space and residential space on the first floor is 6,266.37 and 1,256.60 square feet, respectively. Floors two through six contain 37 residential units comprising a gross floor area of 27,140.94 square feet. Excavation to a depth of 13 feet below ground surface was performed across the entire Site to install the new building's cellar with additional excavation to 16 feet below ground surface for the grade beams and 18 feet below ground surface for the elevator pit. A total of 7,223.14 tons of soil was excavated and removed from the site. Groundwater is approximately 18 feet below grade at the site; minor dewatering was required during excavation.

**Date of Voluntary  
Cleanup Agreement:** May 22, 2015

### 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,



Shaminder Chawla  
Deputy Director  
New York City Office of Environmental Remediation

Date of Issuance: June 5, 2018  
Site No.: 15CVCP133Q