



**OFFICE OF ENVIRONMENTAL REMEDIATION**

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

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

Tel: (212) 788-8841

August 21, 2019

Eugene Huang  
120 Kings Property LLC  
5805 7<sup>th</sup> Avenue, Suite 2A  
Brooklyn, NY 11220

Re: Notice of Completion  
120 Kings Highway, Brooklyn, NY  
OER Site Number: 15CVCP039K

Dear Eugene Huang:

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 August 21, 2019. 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):** Chiu Wong  
120 Kings Property LLC  
5805 7<sup>th</sup> Avenue, Suite 2A  
Brooklyn, NY 11220

**Site Information:** Site Name: 120 Kings Highway  
Site Owner: 120 Kings Property LLC  
Street Address: 120 Kings Highway, Brooklyn, NY  
Block 6253, Lots 28, 29 - Former, 30 - Former, 32 - Former, 33  
OER Site Number: 15CVCP039K

**Project Description:** Prior to redevelopment, the Site was a vacant lot. The site consists of a new four-story residential building with a full cellar. Storage, utility service rooms, powder rooms, and stairwells are within the cellar. The cellar open space is designated as “Accessory use”, with no living, cooking, and sleeping uses permitted. Four apartments have been constructed on the first through fourth floor. There are two bedrooms per apartment on the first floor and three bedrooms per apartment on the second through fourth floor.

The lot size for the property is 8,026-square feet and the building footprint is 4,129-square feet. The property consists of two rectangular buildings, which partially share a common wall. The structures are offset to maximize coverage of habitable space on the lot. Two triangular landscaped areas to the east of the buildings occupy 1,043-square feet and a 10-car parking lot is at grade to the west of the buildings, which occupies 2,854-square feet. The current zoning designation is R6B residential with a C2-3 commercial overlay. The redevelopment is consistent with existing zoning of the property.

Excavation for the building was to a depth of approximately 10 feet. The depth of the footings are 11 feet. The landscaped portions and parking areas of the site were excavated to a depth of 2 feet. A total of 3,916.7 tons of soil was excavated and removed from the site. Groundwater is approximately 17.97 to 19.68 feet below grade at the site; therefore dewatering was not required during excavation.

**Date of Voluntary  
Cleanup Agreement:** January 16, 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: August 21, 2019  
Site No.: 15CVCP039K