



**OFFICE OF ENVIRONMENTAL REMEDIATION**  
100 Gold Street – 2nd Floor  
New York, New York 10038

**Mark P. McIntyre, Esq**  
**Director**  
Tel: (212) 788-8841

September 15, 2020

Re: Notice of Completion  
972-976 Leggett Avenue, Bronx, NY  
OER Site Number: 16CVCP073X

Dear : Francine Kellman

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 September 15, 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):** Bronx Brooklyn Preservation L.P.  
641 Lexington Avenue, 15th Floor  
New York, NY 10022

**Site Information:** Site Name: 972-976 Leggett Avenue  
Site Owner: BSP Leggett, Avenue LLC  
Street Address: 972 Leggett Avenue, Bronx, NY  
Block 2684, Lot 68  
OER Site Number: 16CVCP073X

**Project Description:** The Site is located at 972-976 Leggett Avenue in the Longwood section in Bronx, New York and is identified as Block 2684 and Lot 68 on the New York City Tax Map. The Site is 10,675-square feet and is bounded by Beck Street to the north, a multifamily residential building to the south, Leggett Avenue to the east, and multifamily residential buildings to the west. Currently, the Site contains a 5-story apartment building (with a full basement), which occupies the entire site with exception of paved alleyways to the west and south, and an open courtyard at the center of the building. The building contains forty-six residential units, and a delicatessen and active dry cleaner on the first floor.

The existing 5-story apartment complex (with 1st floor commercial and basement storage) will remain. Building modernization will occur. No changes are proposed for site use. The current zoning designation is R7-1, medium-density apartment house district. The existing use is consistent with existing zoning for the property.

**Date of Voluntary**

**Cleanup Agreement:** August 22, 2016

**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 Site Specific SCOs):
  - Residential
  - Restricted Residential (Track 4 Site Specific SCOs)
  - 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.

Shaminder Chawla  
Deputy Director  
New York City Office of Environmental Remediation

Date of Issuance: September 15, 2020  
Site No.: 16CVCP073X