



OFFICE OF ENVIRONMENTAL REMEDIATION

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

Mark P. McIntyre, Esq.
Director

Tel: (212) 788-8841

March 22, 2023

Mr. Harold Lander
Halletts Building 7 SPE LLC
c/o The Durst Organization
One Bryant Park, 49th Floor
New York, NY 10036

Re: Notice of Completion
Halletts Point - Building 7, Queens, NY
OER Site Number: 18CVCP021Q

Dear Mr. Lander:

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 March 22, 2023. 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): Halletts Building 7 SPE LLC

Site Information: Site Name: Halletts Point - Building 7
Site Owner: Halletts Building 7 Housing Development Fund Corporation
Street Address: 3-24 27th Avenue, Queens, NY
Block 490, Lot 80 – (Former lots 80 and 90)
OER Site Number: 18CVCP021Q

Project Description: The Project is a 100% affordable building (known as “Halletts Point Building 7” or “HLP7”) constructed in Astoria, Queens as part of a master planned mixed-use development. The master planned development includes seven buildings across several parcels on the Halletts Point Peninsula along the East River waterfront, which the owner intends to develop in a stepwise manner.

Halletts Point 7 is new construction of a single 14-story residential building containing 162 units of affordable housing. The project site is adjacent to the NYCHA Astoria Houses. The building has 126,433 GSF of floor area on a 13,910 SF site. The building has a partial full cellar and with the remaining area slab-on-grade. The building contains no commercial uses. The project scope includes the construction of a non-accessory, on-grade parking lot for 42 vehicles built for the NYC Housing Authority to replace a parking lot that existed on the site previously.

Track 2 Site-Specific cleanup was achieved and included an installation of a waterproofing system as well as a site boundary. NYSDEC and NYC DOH were briefed on this project in February 2018.

**Date of Voluntary
Cleanup Agreement:** November 6, 2017

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 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 31st day after the Office notice.

Sincerely,



Shaminder Chawla

Deputy Director

New York City Office of Environmental Remediation