



OFFICE OF ENVIRONMENTAL REMEDIATION

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

Shaminder Chawla
Acting Director
Tel: (212) 788-8841

October 31, 2023

Charles Farina
2846 Partners, LLC
1357 Huguenot Avenue
Staten Island, NY 10312

Re: Notice of Completion
2175 Richmond Avenue, Staten Island, NY
OER Site Number: 22CVCP015R

Dear Mr. Farina:

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 October 31, 2023. Congratulations!

If you have any 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): 2846 Partners, LLC

Site Information: Site Name: 2175 Richmond Avenue
Site Owner: 2846 Partners, LLC
Street Address: 2175 Richmond Avenue, Staten Island, NY
Block 2361, Lot 12
OER Site Number: 22CVCP015R

Project Description: The development project consisted of a redeveloping the lot with a 3-story community facility building of approx. total gross floor area of 35,000 square feet (sf), including approx. 6,000 sf of first floor area, on the north portion of the site. The new building is intended to be used as an ambulatory diagnostic care facility and affiliated offices with accessory parking lot for 94 cars. Access to the site is provided via one curb cut along Richmond Avenue. The depth of foundation/footing was excavated to 6' below existing grade. The drywells area was excavated to 15' below existing grade. The parking lot was excavated to 2' below existing grade. Landscaping area was provided with a demarcation layer of geosynthetic fencing/fabric.

A total of $\pm 4,943$ cu. yds. ($\pm 7,414$ tons) of soil were excavated. Landscaping area was provided with a demarcation layer of geosynthetic fencing/fabric. The water table was expected at approximately 17 feet below grade surface (bgs) and was not encountered during excavation. The first-floor use will be patient reception, lobby, waiting area, administrative offices and mechanical closets.

**Date of Voluntary
Cleanup Agreement:** March 10, 2022

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 (Track 2)
 - ☐ 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
Acting Director