



OFFICE OF ENVIRONMENTAL REMEDIATION

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

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

September 16, 2024

Demetri Tsilogiannis
BQ 29 LLC
23-25 31st Street, Suite 600
Astoria, NY 11105

Re: Notice of Completion
25-33 Broadway, Queens, NY
OER Site Number: 22CVCP047Q

Dear Mr. Tsilogiannis:

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 16, 2024. Congratulations!

To apply for a Brownfield Incentive Grant (BIG) cleanup grant, submit a grant application within 6 months of the NOC issuance date. More information is available at:

<https://www.nyc.gov/site/oer/grants/big-grants.page>

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): BQ 29 LLC

Site Information: Site Name: 25-33 Broadway
Site Owner: BQ 29 LLC
Street Address: 25-33 Broadway, Queens, NY
Block 579, Lot 1 (Former Lots 1 and 5)
OER Site Number: 22CVCP047Q

Project Description: A 6-story mixed-use building with four commercial units and 92 residential units (30% are affordable housing (421a)) has been constructed at the Site. The building is setback approximately 10 feet from the property line along Broadway and 15 feet from the property line along 29th Street. The building covers approximately 58% (17,031 square feet) of the 29,212 square foot lot and is approximately 70 feet in height. Non-building areas include a portion of the parking garage (cellar and ground floor) behind the building capped with multiple private rooftop terraces at the second floor.

The cellar occupies a 24,000 square foot footprint and is used for parking, mechanical and utility rooms, exercise room, bike storage room, detention tank, and multiple storage areas. The rooftop area behind the building on the second floor is broken up into two private terraces and an amenity terrace. The second floor contains 17 residential units, two sets of stairs, refuse room, electrical and mechanical rooms, two elevators, and an amenity area. The third to fifth floors each contain 21 residential units, two sets of stairs, refuse room, electrical and mechanical rooms, and two elevators. The sixth floor contains 21 residential units, two sets of stairs, refuse room, electrical and mechanical rooms, and two elevators.

**Date of Voluntary
Cleanup Agreement:** April 11, 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:
 ☒ 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
Acting Director
New York City Office of Environmental Remediation