



**Office of Environmental Remediation**

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

**Shaminder Chawla**

**Acting Director**

Tel: (212) 788-8841

April 8, 2025

Lakhwinder Multani  
144-20 LLC  
138-18 101<sup>st</sup> Avenue  
Jamaica, NY 11435

Re: Notice of Completion  
144-10 Liberty Avenue, Queens, NY  
OER Site Number: 20CVCP082Q

Dear Mr. Multani:

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 attached the Notice of Completion, the issuance date of which is April 8, 2025. 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 on OER's website at:  
<https://www.nyc.gov/site/oer/grants/big-grants.page>

If you have questions regarding any of these items, please contact me at 212-442-3007.

Sincerely,

Shaminder Chawla  
Acting Director



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New York, New York 10038

**Shaminder Chawla**

**Acting Director**

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**Notice of Completion**

**Notice Holder(s):** 144-20 LLC

**Site Information:** Site Name: 144-10 Liberty Avenue  
Site Owner: 144-20 LLC  
Street Address: 144-10 Liberty Avenue, Queens, NY  
Block 10043, Lot 7501 (former Lots 5 and 6)  
OER Site Number: 20CVCP082Q

**Project Description:** A new 7-story mixed-use residential/commercial building with a cellar level, rear courtyard area, and paved side yard area has been constructed at the Site. The cellar level of the new building is comprised of a laundry room, exercise room, two restrooms, bicycle storage room, electrical/utilities rooms, a banquet hall equipped with a pantry and breakfast serving area, and a sunken rear courtyard. The first floor consists of the hotel/dwelling reception and lobby, a 1,311.83 ft<sup>2</sup> commercial space, and a driveway from Liberty Avenue leading into an indoor parking area. The second through fifth floors consist of hotel rooms. The sixth floor consists of multiple residential apartments, and a refuse room. The seventh floor consists of residential apartments, a 1,053.44 ft<sup>2</sup> recreation room, and a 1,186.11 ft<sup>2</sup> outdoor recreational area. Two elevators and two stairways extend from the cellar level through the building to the roof level.

**Date of Voluntary**

**Cleanup Agreement:** November 8, 2021

**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 (Track 1)
- Restricted Use:
  - Residential
  - Restricted Residential
  - Commercial

**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 Title 24 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  
Acting Director  
New York City Office of Environmental Remediation

Date of Issuance: April 8, 2025  
Site No.: 20CVCP082Q