



**OFFICE OF ENVIRONMENTAL REMEDIATION**

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

**Mark P. McIntyre, Esq.**  
**Director**

Tel: (212) 788-8841

May 4, 2023

Ray Steffen  
722 Metropolitan LLC  
120 East 23<sup>rd</sup> Street, Suite 5022  
New York, NY 10010

Re: Notice of Completion  
722 Metropolitan Avenue, Brooklyn, NY  
OER Site Number: 17CVCP063K

Dear Mr. Steffen:

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. NYSDEC was briefed on this project in January 2017 and NYCDOHMH approved the remedial action in August 2017. Please find the Notice of Completion attached, the issuance date of which is May 4, 2023. Congratulations!

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

Sincerely,

Shaminder Chawla  
Deputy Director



**OFFICE OF ENVIRONMENTAL REMEDIATION**

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

**Mark P. McIntyre, Esq.**  
**Director**

Tel: (212) 788-8841

**NOTICE OF COMPLETION**

**Notice Holder(s):** 722 Metropolitan LLC  
120 East 23<sup>rd</sup> Street, Suite 5022  
New York, NY 10010

**Site Information:** Site Name: 722 Metropolitan Avenue  
Site Owner: 722 Metropolitan LLC  
Street Address: 722 Metropolitan Avenue, Brooklyn, NY  
Block 2764, Lot 14 (Former Lots 13, 14)  
OER Site Number: 17CVCP063K

**Project Description:** The Site previously consisted of an umbrella factory. The redevelopment of the Site consisted of the renovation of the existing buildings and construction of additional floors on both buildings to create one 7-story mixed-use commercial and residential building which covers the majority of the Site. The cellar level spans nearly the entire building footprint with the exception of approximately 5 feet on the southern portion of the property. The cellar will be used for parking (17 spaces), storage, mechanical equipment, a gym, and accessory uses. The first-floor level will consist of retail space and a lobby on the northern portion and residential units on the southern portion. The upper floors will consist of residential units for a total of 69 residential units. The rear of the property that is not part of the building footprint has been capped with concrete. Track 4 Site-Specific cleanup was achieved and included installation of an engineered composite cover system, vapor barrier system, and passive sub-slab depressurization system,

**Date of Voluntary  
Cleanup Agreement:** July 14, 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 4):

OER Project Numbers: 16EH-N153K / 17CVCP063K  
PM: Zarka Naba

☐ 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 31<sup>st</sup> day after the Office notice.

Sincerely,



Shaminder Chawla  
Deputy Director  
New York City Office of Environmental Remediation

Date of Issuance: May 4, 2023  
Site No.: 17CVCP063K