



**OFFICE OF ENVIRONMENTAL REMEDIATION**

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

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

July 26, 2024

Mr. Nehalkumar Gandhi  
2722 Fulton LLC  
1300 Tonnelle Avenue  
North Bergen, NJ 07047

Re: Notice of Completion  
2718 Fulton Street, Brooklyn, NY  
OER Site Number: 18CVCP046K

Dear Mr. Gandhi:

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 July 30, 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):** 2722 Fulton LLC

**Site Information:** Site Name: 2718 Fulton Street  
Site Owner: 2722 Fulton LLC  
Street Address: 2718 Fulton Street, Brooklyn, NY  
Block 3673, Lot 14 (Former Lots 14, 15, 16)  
OER Site Number: 18CVCP046K

**Project Description:** The redevelopment project for the Site consisted of redeveloping vacant Lots 14, 15 and 16 (merged into Lot 14) with a new seven-story hotel with a full cellar and paved outdoor patio area. The total square-footage of the property is 7,513.

The cellar floor consists of a breakfast area, exercise room, mechanical rooms, the elevator, bicycle parking room, compactor room, four guest rooms, and a laundry room. The first floor consists of the lobby, the elevator, and fourteen guest rooms. The second floor through to the sixth floor consists of sixteen guest rooms each floor. The seventh floor consists of four guest rooms. The building footprint encompasses 4,825 square-feet of the total lot boundary.

Excavation extended to approximately 13.20-feet for the elevator pit and meter rooms, 8.50-feet for the entire building footprint, and 2-feet for the outdoor patio area at grade along the south-east portion of the building.

A total of approximately 3,150 tons of non-hazardous soil/fill was removed during this Remedial Action. The water table was not encountered during excavation. A vapor barrier system was installed beneath the cellar slab, behind the cellar walls to grade, and below/around the elevator pit.

**Date of Voluntary**

**Cleanup Agreement:** September 10, 2020

**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:

<u>    </u>	Unrestricted Use
<u>  x  </u>	Restricted Use: (Track 4)
<u>    </u>	Residential
<u>    </u>	Restricted Residential
<u>  x  </u>	Commercial
<u>    </u>	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

Acting Director

New York City Office of Environmental Remediation

Date of Issuance: July 26, 2024  
Site No.: 18CVCP046K