



Office of Environmental Remediation

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

Shaminder Chawla
Director

Tel: (212) 788-8841

February 20, 2026

Peter Procida
487 4th Avenue Managers, LLC
456 E 173rd Street
Bronx, NY 10457

Re: Notice of Completion
487 4th Avenue, Brooklyn, NY
OER Site Number: 20CVCP040K

Dear Peter Procida:

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 February 20, 2026. 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 212-788-8841.

Sincerely,

Shaminder Chawla
Director



Office of Environmental Remediation
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New York, New York 10038

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Notice of Completion

Notice Holder(s): 487 4th Avenue Managers, LLC

Site Information: Site Name: 487 4th Avenue
Site Owner: Mercy Home Housing Development Fund Company, Inc
Street Address: 487 4th Avenue, Brooklyn, NY
Block 1028, Lot 7
OER Site Number: 20CVCP040K

Project Description: The Site is developed with a new 11-story mixed-use (commercial building / residential) building with a partial cellar. The new building occupies the entirety of Lot 7.

The cellar level encompasses the majority of the lot excluding a 9.5 ft by 40.5 ft area along the adjacent Lot 6 and 4th Avenue and an L-shaped area (9 ft by 41 ft a 25.25 ft by 9.5 ft) along 12th street and Lot 10. The cellar level consists of building storage, utilities, and mechanical rooms. The first floor consists of a 1,400 ft² commercial space, compactor room, bicycle room, ambulette parking bay, residential lobby, mailroom, reception, and offices. The second floor consists of six (6) residential apartments and a storage room. The third through sixth floors consist of six (6) residential apartments. The seventh floor consists of a laundry room, indoor recreation room, telecommunications / storage room and two (2) residential apartments. The eighth through eleventh floors consist of a telecommunication / storage room and three (3) residential apartments.

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

OER Project Numbers: 22EH-N183K / 20CVCP040K
PM: Narjis Rachad

Residential
 Restricted Residential (Track 4)
 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 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 31st day after the Office notice.

Sincerely,



Shaminder Chawla
Director

New York City Office of Environmental Remediation

Date of Issuance: February 20, 2026
Site No.: 20CVCP040K