



OFFICE OF ENVIRONMENTAL REMEDIATION

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

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

September 13, 2023

Eli Weiss
J Equities II LLC
15 Verbena Avenue, Suite 200
Floral Park, NY 11001

Re: Notice of Completion
1164-1184 River Avenue, Bronx, NY
OER Site Number: 19CVCP073X

Dear Mr. Weiss:

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 13, 2023. Congratulations!

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): J Equities II LLC

Site Information: Site Name: 1164-1184 River Avenue
Site Owner: J Equities II LLC (beneficial owner)
HPDC2 Housing Development Fund Company, Inc. (legal owner)
Street Address: 1164-1184 River Avenue, Bronx, NY
Block 2488, Lot 1
OER Site Number: 19CVCP073X

Project Description: The redevelopment consisted of the construction of a new seventeen-story mixed-use residential and commercial building with two (2) separate towers (Tower A and Tower B) which is connected by a full sub-grade ventilated parking garage/cellar. The cellar occupies approximately 45,554 sf of the building and consists of automobile parking, mechanical rooms, laundry room, bicycle storage, trash compactor room, stairwells, water retention tank, suction water tank, and three (3) elevator shafts. The first floor of the building consists of approximately 40,492 sf of commercial space, approximately 4,115 sf of loading space and approximately 5,866 sf of residential space which includes three (3) elevator lobbies, a mail room, and eight (8) stairwells. The second floor of the building consists of approximately 43,152 sf of commercial space, approximately 1,355 sf of residential space which includes three (3) elevator lobbies, seven (7) stairwells, and an outdoor recreational area located along the eastern facade of the building. Floors three (3) through nine (9) consist of residential units ranging from studio to 3-bedroom units encompassing 26,664 sf of the building. Floors 10 and 11 consist of residential units ranging from studio up to 3-bedroom units encompassing 25,274 sf of the building. Floors 12 through 17 consist of residential units ranging from studio to 3-bedroom units encompassing 24,698 sf of the building. The roof of the building includes elevator bulk heads, boiler room, mechanical room and outdoor recreational space.

New building occupies 100% of the entire footprint and contains approximately 525,925 sf of floor space. The building footprint is 53,510 sf and consists of a full build-out of the site. The total gross square footage reported to the New York City Department of Buildings (NYCDOB) is 525,925 sf. All residential units constructed in the building are affordable. The excavation depths for the development of the building ranged from four (4) feet below grade surface (bgs) beneath the northern boundary of Tower A and to 15 feet bgs beneath the remainder of the site. The three (3) elevator pits were excavated to 18 feet bgs. A total of 61,336.25 tons of soil/fill was excavated and removed from the site. A total of 15,900 tons of bedrock was excavated and removed from the site. The current zoning designation is R9A/C2-4. The residential and commercial mixed-use development is consistent with existing zoning for the property.

Date of Voluntary

Cleanup Agreement: September 5, 2019

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

Date of Issuance: September 13, 2023
Site No.: 19CVCP073X