



**OFFICE OF ENVIRONMENTAL REMEDIATION**  
100 Gold Street – 2nd Floor  
New York, New York 10038

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

Tel: (212) 788-8841

August 17, 2022

Justin Stein  
Jerome 1769 Owner LLC  
1605 Dr. Martin Luther King Jr., Blvd.  
Bronx, NY 10453

Re: Notice of Completion  
1769 Jerome Avenue, Bronx, NY  
OER Site Number: 19CVCP069X

Dear Justin Stein:

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 August 12, 2022. Congratulations!

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

Sincerely,

Shaminder Chawla  
Deputy Director



**Mark P. McIntyre, Esq.**  
**Director**  
Tel: (212) 788-8841

**NOTICE OF COMPLETION**

**Notice Holder(s):** Jerome 1769 Owner LLC

**Site Information:** Site Name: 1769 Jerome Avenue  
Site Owner: Jerome 1769 Owner LLC  
Street Address: 1769 Jerome Avenue, Bronx, NY  
Block 2861, Lot 7501 (Former Lot 163)  
OER Site Number: 19CVCP069X

**Project Description:** The redevelopment of the Site included the demolition of the existing building and the construction of a new approximately 13,000-square foot, 16-story, mixed use residential and commercial building for supportive and affordable housing. The building also contains community facility uses on the first floor, a partial cellar, and a landscaped ground floor rear courtyard. The building design comprises approximately 144,723 gross square feet (gsf), including approximately 135,099 gsf of residential usage with 175 dwelling units, approximately 7,003 gsf of retail usage, and approximately 2,621 gsf of community facility usage. The outdoor courtyard area includes landscaping and pavers, and a subgrade stormwater detention tank. All of the units constitute affordable housing, with 36 units designated as permanently affordable under the Mandatory Inclusionary Housing (MIH) program.

The current zoning designation is R8A (residential use) with a C2-4 (commercial use) overlay. The new use is consistent with existing zoning for the Site.

**Date of Voluntary  
Cleanup Agreement:** May 13, 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 (Track 4):
- Residential

x   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: August 17, 2022  
Site No.: 19CVCP069X