



**OFFICE OF ENVIRONMENTAL REMEDIATION**

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

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

April 19, 2024

Harold Freund  
511 Holdings LLC  
298 Wallabout Street Apt 4B  
Brooklyn, NY 11206

Re: Notice of Completion  
511 Meeker Avenue, Brooklyn, NY  
OER Site Number: 22CVCP071K

Dear Mr. Freund:

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 April 19, 2024. 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):** 511 Holdings LLC

**Site Information:** Site Name: 511 Meeker Avenue  
Site Owner: 511 Holdings LLC  
Street Address: 511 Meeker Avenue, Brooklyn, NY  
Block 2727, Lot 47  
OER Site Number: 22CVCP071K

**Project Description:** The redevelopment project consisted of constructing a new 4-story apartment building with a penthouse, and a partial cellar area. The building is approximately 2,020 SF and covers about 66% of the lot with the remainder of the Site consisting of an approximate 200 SF concrete capped inner courtyard and a concrete capped rear yard that is approximately 850 SF. The cellar, which covers approximately 36% of the site, consists of the electric meter room, the sprinkler room, the hot water heater room, a refuse storage room, and a laundry room. The 1st floor consists of a residential lobby/entrance, the inner courtyard area, recreation room, and two residential apartments. The 2<sup>nd</sup> to 4<sup>th</sup> floors consists of residential apartments and the 5th floor consists of the penthouse apartment with access to the 4th floor roof.

Approximately 25% of the Site was excavated to a depth of 11 ft below sidewalk grade for the partial cellar and inner courtyard with additional excavation to a depth of 14 ft below grade for the cellar/courtyard footings (approximately 14% of the Site). The rear half of the at-grade building area (approximately 8 % of the Site area) was excavated to 2-4 ft below grade with additional excavation to 4 to 6 ft for footings (approximately 9% of the Site area). Due to the change in excavation for the inner courtyard, the front portion of the at-grade building area (approximately 10 % of the Site area) was sloped from 6 ft to 14 ft in order to install the cellar wall and inner courtyard footings. Sloped excavation from grade to 4 ft was performed between the rear yard and first floor area in order to install the first-floor footings (approximately 3% of the Site area). Over excavation was performed to a depth of 12 ft below sidewalk grade in the cellar area to remove the 10x10 SB1 lead hotspot (approximately 3 % of the Site area). Approximately 28% of the Site remained unexcavated for the rear yard area.

**Date of Voluntary  
Cleanup Agreement:** April 21, 2023

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

Sincerely,



Shaminder Chawla  
Acting Director  
New York City Office of Environmental Remediation

Date of Issuance: April 19, 2024  
Site No.: 22CVCP071K