



OFFICE OF ENVIRONMENTAL REMEDIATION

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

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

June 6, 2024

Mr. Jack Fang
CMX Alliance LLC
40-21 27th Street
Long Island City, NY 11101

Re: Notice of Completion
40-21 27th Street, Queens, NY
OER Site Number: 18CVCP078Q

Dear Jack Fang:

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 June 6, 2024. Congratulations!

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

Sincerely,

Shaminder Chawla
Acting Director



OFFICE OF ENVIRONMENTAL REMEDIATION

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

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

NOTICE OF COMPLETION

Notice Holder(s): CMX Alliance LLC

Site Information: Site Name: 40-21 27th Street
Site Owner: CMX Alliance LLC
Street Address: 40-21 27th Street, Queens, NY
Block 405, Lot 16
OER Site Number: 18CVCP078Q

Project Description:

The site is redeveloped with a 6-story mixed residential, commercial, and light industrial use building with a full basement. The cellar is 5,042 square feet and covers the entire lot. The cellar is utilized as 215 square feet of tenant storage, 1,099 square feet of commercial space (for the first-floor commercial tenant), utility rooms, and a 2,975 square feet ventilated parking garage; the first floor is utilized as light manufacturing, commercial space, and a residential lobby; the second floor is utilized as a manufacturing space; and the third through sixth floors are as residential apartments. A total of nine rental apartments were built. The total floor area is 14,876 square feet. Soils were excavated to approximately 12 feet below grade surface (bgs) and a small portion of the property in the central-south portion was excavated to approximately 17 feet bgs for the elevator pit. The zoning designation is M1-2/R5B, denoting the Site as mixed manufacturing and residential use.

Date of Voluntary

Cleanup Agreement: November 9, 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 (Track 1)
☐ 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