



**Office of Environmental Remediation**

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

**Shaminder Chawla**  
**Acting Director**

Tel: (212) 788-8841

April 30, 2025

Chris Karalis  
KV Apex 7806 Charter LLC  
152-53 10<sup>th</sup> Avenue, Suite 221  
Whitestone, NY 11357

Re: Notice of Completion  
78-02 & 78-06 Queens Boulevard, Queens, NY  
OER Site Number: 15CVCP091Q

Dear Mr. Karalis:

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 30, 2025. 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 212-442-3007.

Sincerely,

Shaminder Chawla  
Acting Director



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**Notice of Completion**

**Notice Holder(s):** KV Apex 7806 Charter LLC

**Site Information:** Site Name: 78-02 & 78-06 Queens Boulevard  
Site Owner: KV Apex 7806 Charter LLC  
Street Address: 78-06 Queens Boulevard, Queens, NY  
Block 2453, Lot 42 (Former Lots 42, 44)  
OER Site Number: 15CVCP091Q

**Project Description:** The redevelopment project consisted of constructing a new 6-story school building with a partial cellar. The area of the cellar is approximately 8,746 SF with a 10 ft setback along the eastern portion of Queens Boulevard, a 5 ft setback along portions of the eastern property boundary, and 5 ft setbacks around the elevator pit and staircase B to the south. The cellar will consist of building storage, the water service room, the fire pump room, the electrical room, a bike room, a garbage/recyclables room, the ejector pump room, the kitchen, the cafeteria (3,237 SF), restrooms, and janitor's closet. The 1st floor is approximately 9,093 SF and consists of the entrance/vestibule and reception area, the high school central office comprised of eleven office spaces, parents meeting room, two media center/library rooms, the main board/conference room, nurse's office, and restrooms. The 2nd through 4th floors consists of classrooms and restrooms for the students and staff. The 5th floor consists of additional classrooms, offices, locker rooms, and a 1,466 SF terrace. The 6th floor consists of the gymnasium and the roof will consist of another terrace and restrooms.

**Date of Voluntary**

**Cleanup Agreement:** May 31, 2024

**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 2):  
 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 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 31<sup>st</sup> day after the Office notice.

Sincerely,



Shaminder Chawla  
Acting Director  
New York City Office of Environmental Remediation