



OFFICE OF ENVIRONMENTAL REMEDIATION

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

Mark P. McIntyre, Esq.
Director

Tel: (212) 788-8841

June 29, 2023

Samaritan-Compass VI Housing Development Fund Corp.
13-802 Queens Boulevard
Jamaica, NY 11435

Re: Notice of Completion
1931 West Farms Road, Bronx, NY
OER Site Number: 19CVCP034X

Dear Amy Stokes:

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 29, 2023. Congratulations!

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

Sincerely,

Shaminder Chawla
Deputy Director



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NOTICE OF COMPLETION

Notice Holder(s): Samaritan-Compass VI Housing Development Fund Corp.

Site Information: Site Name: 1931 West Farms Road
Site Owner:
Samaritan-Compass VI Housing Development Fund Corp. (legal owner)
Compass Six Owner LLC (beneficial owner)
Street Address: 1931 West Farms Road, Bronx, NY
Block 3016, Lot 7503 / Unit Numbers 1201 and 1202 (Former Lots 60, 66)
OER Site Number: 19CVCP034X

Project Description: The redevelopment of the Site consisted of the construction of a 16-story building located in the southeastern portion along West Farms Road and Rodman Place, and a landscaped courtyard covering the northwestern portion of the Site. Site use consists of mixed-use residential and commercial, which is consistent with the existing zoning of the property. The building includes a partial cellar used for building storage, bike storage, detention tanks, gas/water/electrical meter rooms, fire pump room, laundry, fitness room, and a CCTV/Server room. The grade level portion of the Site building includes storage, utility rooms, Super's and management offices, a community room, residential lobby, mail room, trash compaction room, bike storage, and two (2) retail spaces totaling approximately 7,500-square feet. The remaining fifteen (15) floors consist of residential apartments.

The building footprint encompass approximately 15,350-square feet (56% of Site) with the partial cellar footprint occupying approximately 10,000-square feet. The courtyard covers approximately 12,000-square feet (44% of Site) of the Site. Excavation up to 30 feet bgs was required within the building footprint for installation of foundation structures and elevator pits. The courtyard area was unexcavated except for the petroleum spill area which required excavation to 6 feet bgs.

Date of Cleanup Agreement: February 4, 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 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 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
Deputy Director
New York City Office of Environmental Remediation

Date of Issuance: June 29, 2023
Site No.: 19CVCP034X