



**OFFICE OF ENVIRONMENTAL REMEDIATION**

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

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

Tel: (212) 788-8841

September 1, 2022

Shangri La Astoria, LLC  
1979 Marcus Avenue, Suite 218  
Lake Success, NY 11042

Re: Notice of Completion  
37-21 32nd Street, Queens, NY  
OER Site Number: 17CVCP013Q

Dear Gary Chen:

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 July 28, 2022. 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):** Shangri La Astoria, LLC  
1979 Marcus Avenue, Suite 218  
Lake Success, NY 11042

**Site Information:** Site Name: 37-21 32nd Street  
Site Owner: Shangri La Astoria  
Street Address: 37-21 32nd Street, Queens, NY  
Block 374, Lot 12  
OER Site Number: 17CVCP013Q

**Project Description:** The site consists of a fully built out seven-story mixed use building with retail stores on the first floor, residential apartments on the upper six floors and parking in the cellar. The cellar contains 45 parking spaces and the eastern portion contains a refuse compactor room, a room for storage, and a water, gas and sprinkler room, and also access to a stairwell and elevator. The western portion of the cellar contains a second refuse compactor room, an electric meter room, a gas meter room, a fire pump room, a bicycle parking room, access to a stairwell and elevator, and the driveway ramp.

Three commercial units and a residential lobby have been constructed on the first floor. Fourteen residential apartments have been constructed on the second floor. The third through sixth floors contain sixteen residential apartments each. Eight apartments and recreation areas have been constructed on the seventh floor.

The lot size for the property is 20,500-square feet and the full cellar is approximately 19,882 square feet with a ramp to the street level. The current zoning designation is commercial (C6-4M). The newly constructed building is consistent with existing zoning for the property.

The cellar floor was installed to a depth of 13 feet below ground surface (bgs). The majority of the property was excavated to a depth of 14 feet bgs to install the slab. Two elevator pits in the eastern and western portions of the property were excavated to a maximum depth of 19 feet bgs. Groundwater was not encountered during excavation.

**Date of Voluntary  
Cleanup Agreement:** November 1, 2016

**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:

<u>    </u>	Unrestricted Use
<u>  x  </u>	Restricted Use: (Track 4)
<u>    </u>	Residential
<u>  x  </u>	Restricted Residential
<u>    </u>	Commercial
<u>    </u>	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,

A handwritten signature in black ink, appearing to read "Shaminder Chawla". The signature is fluid and cursive, with the first name "Shaminder" and last name "Chawla" clearly distinguishable.

Shaminder Chawla  
Deputy Director  
New York City Office of Environmental Remediation

Date of Issuance: September 1, 2022  
Site No.: 17CVCP013Q