



**OFFICE OF ENVIRONMENTAL REMEDIATION**

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

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

Tel: (212) 442-3007

March 6, 2024

Gilad Tamir, Managing Partner  
Graham Corner Property LLC  
155 East 34<sup>th</sup> Street, 17T  
New York, NY 10016

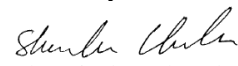
Re: Notice of Completion  
540 Graham Avenue, Brooklyn, NY  
OER Site Number: 22CVCP002K

Dear Mr. Tamir:

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 March 6, 2024. 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):** Graham Corner Property LLC

**Site Information:** Site Name: 540 Graham Avenue  
Site Owner: Graham Corner Property LLC and Galcon Developments LLC  
Street Address: 540 Graham Avenue, Brooklyn, NY  
Block 2701, Lot 1 (Former Lots 1, 2)  
OER Site Number: 22CVCP002K

**Project Description:** The redevelopment of the Site consists of a new 5-story residential building, with a 2,362 gross square foot (gsf) cellar. The redeveloped property is solely for residential use. The footprint of the building containing the sub-grade cellar was excavated to eight (8) feet below ground surface (bgs), however, the cellar does not encompass the entire Lot area. The cellar consists of an electrical room, water room, compactor, storage areas and an elevator pit. A portion of the property, approximately 2,600 gsf, at the ground level is improved with a cement on-grade parking area with seven spots, for residents of the building, which was excavated to two (2) feet below grade. The parking area is enclosed, with residential units located above the parking area. No landscaped areas or community spaces were included as part of the redevelopment. As part of the building development, a total of 2,526.10 tons of soil was excavated.

**Date of Voluntary**

**Cleanup Agreement:** September 9, 2021

**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 4):  
☐ Residential  
☒ Restricted Residential  
☐ Commercial

### **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  
Deputy Director  
New York City Office of Environmental Remediation

Date of Issuance: March 6, 2024  
Site No.: 22CVCP002K