



Office of Environmental Remediation

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

Shaminder Chawla
Director

Tel: (212) 788-8841

July 30, 2025

Chesky Parnes
Bayard Sunshine Realty LLC
5308 13th Ave, #428
Brooklyn, NY 11219

Re: Notice of Completion
177 Bayard Street, Brooklyn, NY
OER Site Number: 18CVCP035K

Dear Mr. Parnes:

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 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
Director



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Director

Tel: (212) 788-8841

Notice of Completion

Notice Holder(s): Bayard Sunshine Realty LLC

Site Information: Site Name: 177 Bayard Street
Site Owner: Bayard Sunshine Realty LLC
Street Address: 177 Bayard Street, Brooklyn, NY 11222
Block 2720, Lot 41
OER Site Number: 18CVCP035K

Project Description: The Site is developed with a 4-story residential apartment building with a partial cellar. The use is consistent with existing zoning (R6B) for the property. The partial cellar (80 ft²) contains the existing boiler and existing water meter. The 1st floor consists of the residential lobby, electric room, sprinkler room, hot water heater room and one residential apartment. Floors 2 through 4 consist of residential apartments.

The building occupies the first 64 feet of the Site and the remaining 36 feet is a concrete capped rear yard. The top of the new 4-inch-thick concrete first floor slab was constructed at grade. To install the additional foundation elements, the building footprint was excavated to a depth of approximately 4 feet below sidewalk grade and the rear yard was excavated to a depth of approximately 4 feet below sidewalk grade. Additionally, a sloped excavation was performed from grade to 4 feet below sidewalk grade at the front of the lot to form a ramp for Site access.

Date of Voluntary

Cleanup Agreement: April 27, 2018

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:

OER Project Numbers: 17EHAZ183K / 18CVCP035K
PM: Adesa Boja

Unrestricted Use
 Restricted Use:
 Residential (Track 4)
 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 31st day after the Office notice.

Sincerely,


Shaminder Chawla
Director, NYCOER

Date of Issuance: July 30, 2025
Site No.: 18CVCP035K

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PM: Adesa Boja