



**OFFICE OF ENVIRONMENTAL REMEDIATION**

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

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

Tel: (212) 788-8841

April 9, 2021

Jenny Pichardo  
Inwood Academy for Leadership Charter School  
108 Cooper Street,  
New York NY 10034

Re: Notice of Completion  
3896 10th Avenue - Inwood Charter School, Manhattan, NY  
OER Site Number: 17CVCP046M

Dear Jenny Pichardo:

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 9, 2021. 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):** Jenny Pichardo  
Inwood Academy for Leadership Charter School  
108 Cooper Street,  
New York NY 10034

**Site Information:** Site Name: 3896 10th Avenue - Inwood Charter School  
Site Owner: Steven Hornstock, 3896 Tenth Avenue Associates  
Street Address: 3896 10th Avenue, Manhattan, NY  
Block 2223, Lot 16  
OER Site Number: 17CVCP046M

**Project Description:** The completed development consists of a two-story Charter High School. The existing building envelope was maintained, with the exception of the building slab. Following removal of the slab, approximately 1 foot of soil was removed from the entire building footprint. A small area (10 feet by 10 feet by 6-feet deep) was excavated to install an elevator pit, and two additional areas (7 feet by 8 feet by 7.5 feet deep each) were excavated to install ejector pits. No soil disposal took place, as all excavated soil was reused on the Site. In the previously existing cellar area at the southern corner of the building, the slab was removed and replaced with a new slab. However, no excavation was performed in the cellar. The building occupies the entire Site. No new exterior construction (other than facade renovation) or expansion beyond the existing building footprint took place.

**Date of Voluntary  
Cleanup Agreement:** April 6, 2017

**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  
x Restricted Use:  
\_\_\_ Residential  
x 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: April 9, 2021  
Site No.: 17CVCP046M