



OFFICE OF ENVIRONMENTAL REMEDIATION

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

Mark P. McIntyre, Esq.
Director

Tel: (212) 788-8841

July 11, 2023

Matthew Kelly
Rockaway Village III Housing Development Fund Corporation
902 Broadway, 13th Floor
New York, NY 10010

Re: Notice of Completion
17-01 Redfern Avenue - Phase 3, Queens, NY
OER Site Number: 21CVCP010Q

Dear Mr. Kelly:

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 11, 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): Rockaway Village III Housing Development Fund Corporation

Site Information: Site Name: 17-01 Redfern Avenue - Phase 3
Site Owner: Mott Center LLC
Street Address: 17-01 Redfern Avenue, Queens, NY
Block 15537, Lot 7501 (Unit Numbers 1018, 1019, 1020)
(Former Lots 60, 46, 50, 51, 53, 54, 55, 56, 57, 58, 59, partial 63, partial 1)
OER Site Number: 21CVCP010Q

Project Description: The Site was developed with a 12-story residential building with a cellar parking garage ("Building D"). The parking garage is ventilated as per NYC code. The building includes a total of approximately 351,981.72 square feet of residential space (328 regular units and 26 Maisonette units), and 188 parking spaces in a below-grade garage. The basement will be solely occupied by the ventilated parking garage. The first floor will contain the entryway, exercise area, laundry, storage, compactor room, mailroom, lobby and breezeway. Residential units are located on all floors from the first floor up to the 12th floor; however, the maisonettes were only constructed on the bottom 4 floors. Non-building areas include a centrally located courtyard within the Building D footprint and an open area near the southern portion of Building D. Additionally, newly constructed private roads Village Lane and Elaine Short Way borders Building D to the east and north, respectively.

The Subject Property occupies an area of approximately 2-acres. The Building D footprint occupies an area of approximately 54,929 square feet with a basement parking garage beneath the entire building.

The remedial activities at the site included a site wide excavation down to 3-feet below grade and removal of hot spot soil from areas B and C. Soil removal that occurred deeper than 3-feet below were part of the construction of the building, which extended to approximately 18-feet 6-inches below grade.

Date of Voluntary

Cleanup Agreement: December 22, 2020

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 (Track 1)
- ☐ Restricted Use:
 - ☐ 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: July 11, 2023
Site No.: 21CVCP010Q

OER Project Numbers: 20EHAN197Q / 21CVCP010Q
PM: Miranda Fatolitis