



OFFICE OF ENVIRONMENTAL REMEDIATION

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

Mark P. McIntyre, Esq.
Director

Tel: (212) 788-8841

November 12, 2020

Re: Notice of Completion
140-35 Queens Boulevard, Queens, NY
OER Site Number: 15CVCP022Q

Dear Ms. Kelly 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 November 12, 2020. 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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New York, New York 10038

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Director

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NOTICE OF COMPLETION

Notice Holder(s): Kelly Chen
Queens Blvd Estate, LLC
134-03 35th Avenue,
Flushing, NY 11354

Site Information: Site Name: 140-35 Queens Boulevard
Site Owner: Queens Blvd Estate, LLC
Street Address: 140-35 Queens Blvd, Queens, NY
Block 9620, Lot 45
OER Site Number: 15CVCP022Q

Project Description: The Site was developed into a six-story hotel building with a full cellar and sub-cellar. The property area is 21,800 square feet and the building footprint is 12,491 square feet and includes: A sub-cellar and a cellar locating at approximately 21.5 feet and 10.5 feet below grade, respectively. The sub-cellar occupies 18,630 square feet and includes a parking garage, laundry room, fitness room, and maintenance rooms; The cellar occupies 20,729 square feet and includes a parking garage, hotel rooms, meeting rooms, and maintenance rooms; The middle section of north perimeter foundation wall with approximate 60 ft set back 11 ft into the property boundary; First floor through fourth floor including a lobby, offices, hotel rooms, and maintenance rooms; Fifth and sixth floor including residential apartment units and maintenance rooms; A common terrace at roof level. Redevelopment included excavation of most of the Site to depth of approximately 21.5 feet below grade with an exception of the elevator pit to a depth of 32.5 feet below grade. Total 22,597 cubic yards (estimated at 28,246 tons) of soil was excavated and removed from the Site.

**Date of Voluntary
Cleanup Agreement:** October 22, 2014

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:
 - 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,

A handwritten signature in black ink, appearing to read "Shaminder Chawla". The signature is written in a cursive style with a large initial 'S'.

Shaminder Chawla
Deputy Director
New York City Office of Environmental Remediation

Date of Issuance: November 12, 2020
Site No.: 15CVCP022Q