



Office of Environmental Remediation

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

Shaminder Chawla
Director

Tel: (212) 788-8841

November 3, 2025

Mr. Abraham Gluck
402 Union Associates, LLC
164 20th Street, Unit 3E
Brooklyn, NY 11232

Re: Notice of Completion
402 Union Avenue, Brooklyn, NY
OER Site Number: 16CVCP009K

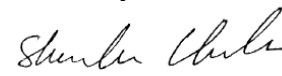
Dear Mr. Gluck:

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 3, 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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Notice of Completion

Notice Holder(s): 402 Union Associates, LLC

Site Information: Site Name: 402 Union Avenue
Site Owner: 402 Union Associates, LLC
Street Address: 402 Union Avenue, Brooklyn, NY
Block 2767, Lot 1
OER Site Number: 16CVCP009K

Project Description: The redevelopment consisted of the construction of a new 6-story residential use building with a 6th floor mezzanine level, penthouse level, and a full cellar. The new building's cellar foundation covers the entire 1,356 square foot (SF) footprint of the Site. The new building's foundation consists of a 6-foot-wide by 4.6 to 6-foot-deep footing on the east side of the Site (covering a 150 SF area) and a 1,206 SF cellar foundation covers the remainder of the Site's footprint. The cellar level consists of 1,206 square feet (SF) of residential accessory space and includes storage rooms, utility rooms, and a bathroom. The first floor of the new building covers a 1,340 SF area (99% of the Site footprint) and includes a single 943 SF apartment, a mail room, and a common corridor connecting the main entrance of the building to the elevators and stairwells. The second through sixth floor consists of residential apartments. Additionally, a 165 SF private terrace for the sixth-floor apartment, and a 381 SF public terrace are present on the rooftop above the sixth floor.

Date of Voluntary

Cleanup Agreement: May 14, 2024

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 (Track 2)
 - 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 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: November 3, 2025
Site No.: 16CVCP009K