



**Office of Environmental Remediation**

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

**Shaminder Chawla**

**Acting Director**

Tel: (212) 788-8841

June 3, 2025

Mr. Tejpal Sandhu  
Third Ave BX LLC  
15 Taft Avenue  
Bronx, NY 11906

Re: Notice of Completion  
4477 3rd Avenue, Bronx, NY  
OER Site Number: 20CVCP084X

Dear Mr. Sandhu:

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 June 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  
Acting Director



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New York, New York 10038

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**Notice of Completion**

**Notice Holder(s):** Third Ave BX LLC

**Site Information:** Site Name: 4477 3rd Avenue  
Site Owner: Third Ave BX LLC  
Street Address: 4477 3rd Avenue, Bronx, NY  
Block 3051, Lots 49, 55  
OER Site Number: 20CVCP084X

**Project Description:** A new 9-story mixed-use transient hotel comprised of hotel units, residential units, and a full cellar level. The new building covers approximately 50% of the property and contains a rear yard area and an elevator pit. The cellar level is divided into two sections: a lower and an upper cellar floor. The lower cellar floor consists of a compactor room, ATS room, electrical room, gas meter room, hot water heater room, water service/sprinkler room, laundry room, stairways, elevator areas and fuel storage room. The upper cellar level consists of hotel rooms, stairways, elevator area and a refuse room. The first floor of the new building consists of the hotel lobby and reception area, a breakfast area, ADA toilet/bathroom, pantry, refuse room, multiple storage rooms, bike storage room, and hotel rooms. The second through sixth floors consists of hotel rooms and a refuse room. The seventh floor consists of a mechanical room and a refuse room, as well as studio apartment units each equipped with a kitchenette, bathroom, and closet space. The eighth floor consists of an ambulatory diagnostic center, mechanical room and a refuse room, as well as studio and 1-bedroom apartment units each equipped with a kitchenette, bathroom, and closet space. The ninth floor consists of an ambulatory diagnostic center, stairways, bathrooms, mechanical room, refuse room, and an outdoor recreation space.

**Date of Voluntary**

**Cleanup Agreement:** October 6, 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
- Restricted Use:
  - Residential (Track 2)
  - 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 31<sup>st</sup> day after the Office notice.

Sincerely,



Shaminder Chawla  
Acting Director  
New York City Office of Environmental Remediation

Date of Issuance: June 3, 2025  
Site No.: 20CVCP084X