



OFFICE OF ENVIRONMENTAL REMEDIATION

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

Shaminder Chawla
Acting Director
Tel: (212) 788-8841

August 14, 2024

Larry Gordon
The Doe Fund, Inc.
345 East 102nd Street, Suite 305
New York, NY 10029

Re: Notice of Completion
4519–4523 White Plains Road, Bronx, NY
OER Site Number: 19CVCP067X


Dear Mr. Gordon:

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 August 14 2024. Congratulations!

To apply for a Brownfield Incentive Grant (BIG) cleanup grant, submit a grant application within 6 months of the NOS issuance date. More information is available at: <https://www.nyc.gov/site/oer/grants/big-grants.page>

If you have any questions regarding any of these items, please contact me at 212-442-3007.

Sincerely,


Shaminder Chawla
Acting Director



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NOTICE OF COMPLETION

Notice Holder(s): The Doe Fund, Inc.

Site Information: Site Name: 4519–4523 White Plains Road
Site Owner: 4519 WPR Housing Development Fund Corporation
Street Address: 4519–4523 White Plains Road, Bronx, NY
Block 5081, Lot 89
OER Site Number: 19CVCP067X

Project Description: The new development included replacing the former commercial building with one new nine-story residential apartment building with a partial basement and rear courtyard. The new building is approximately 82,465 gross square feet in size with a footprint of 11,029 square feet encompassing 80% of the property and nine stories in height. The 2nd through 9th floors of the building are setback 20 feet from the front property line; each with a floorplate of about 8,222 gross square feet. The ground floor includes an additional 2,136 gross square feet that partially covers the 2,473 square foot setback area. The ground floor consists of staff office spaces, compactor/trash room, community room, and recreational room. The landscaped courtyard spanning approximately 3,263 square feet across the remaining rear portion of the property is utilized for passive recreation and contain native drought resistant plants and hardscape materials. The ground floor set back 0 - 8.5 feet from the sidewalk and the upper floors at 21 - 30 feet from the sidewalk. The basement is utilized for storage and building utility operations. A total of 98 residential apartment units are constructed from the ground floor to the 9th floor.

**Date of Voluntary
Cleanup Agreement:** December 17, 2021

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 (Track 2):
 - 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
Acting Director
New York City Office of Environmental Remediation

Date of Issuance: August 14, 2024
Site No.: 19CVCP067X