



OFFICE OF ENVIRONMENTAL REMEDIATION

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

Mark P. McIntyre, Esq.
Director

Tel: (212) 788-8841

April 22, 2020

Ellen Kackmann
Comunifie, Inc.
214 West 29th Street, 8th Floor
New York, NY 10001

Re: Notice of Completion
179 Throop Avenue, Brooklyn, NY
OER Site Number: 16CVCP079K

Dear Ellen Kackmann:

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 April 22, 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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NOTICE OF COMPLETION

Notice Holder(s): Comunifie, Inc.
214 West 29th Street, 8th Floor
New York, NY 10001

Site Information: Site Name: 179 Throop Avenue
Site Owner: The City of New York
Street Address: 179 Throop Avenue, Brooklyn, NY
Block 1723, Lot 2 (Former Partial Lot 1)
OER Site Number: 16CVCP079K

Project Description: The subject property consists of a 6-story community residence with a partial basement and rear yard landscaping. The basement is approximately 5,481 square feet in area and the vertical extent of the basement slab is located approximately 12 feet below grade. The cellar is located on the southern end of the Site and contains offices, storage rooms, utilities, and laundry. The building covers approximately 7,974 square feet of the property with the remaining 5,251 square feet reserved for open landscaped areas. The 6-story building covers the southwestern corner of the lot, and the landscaped area occupies the northeastern section of the Site. The first floor is used for administration and therapy offices and utility rooms. Floors 2-6 contain 89 apartment units. The roof is not accessible to tenants.

The basement footprint was excavated to approximately 14 feet below grade with deeper excavations, down to 19 feet, for elevator pit and footings. The excavations for slab-on-grade footprint went down to 4 feet below grade and 2 feet below grade for landscaped areas. A total of 11,318.49 cubic yards of soil was excavated for redevelopment. Groundwater was not encountered during excavation.

**Date of Voluntary
Cleanup Agreement:** July 12, 2017

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:

<input type="checkbox"/>	Unrestricted Use
<input checked="" type="checkbox"/>	Restricted Use (Track 4):
<input type="checkbox"/>	Residential
<input checked="" type="checkbox"/>	Restricted Residential
<input type="checkbox"/>	Commercial
<input type="checkbox"/>	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 fluid and cursive, with the first name and last name clearly distinguishable.

Shaminder Chawla
Deputy Director
New York City Office of Environmental Remediation

Date of Issuance: April 22, 2020
Site No.: 16CVCP079K