



**OFFICE OF ENVIRONMENTAL REMEDIATION**

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

**Daniel Walsh, Ph.D.**  
**Director**

Tel: (212) 788-8841

June 7, 2017

Mr. Michael McCarthy  
Broadway Decatur Owners, LLC  
11 Hanover Square, Suite 701  
New York, NY 10005

Re: Notice of Completion  
Henry Apartments Site B, Brooklyn, NY  
OER Site Number: 15CVCP120K

Dear Mr. McCarthy

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. NYSDEC was briefed on this project on May 19, 2015. NYCDOHMH approved the remedy on September 17, 2015. Please find the Notice of Completion attached, the issuance date of which is June 7, 2017. 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):** Mr. Michael McCarthy  
Broadway Decatur Owners, LLC  
11 Hanover Square, Suite 701  
New York, NY 10005

**Site Information:** Site Name: Henry Apartments Site B  
Site Owner: Broadway Decatur Housing Development Fund Corporation (Fee Owner) and Broadway Decatur Owners, LLC (Equitable and Beneficial Owner)  
Street Address: 768 Decatur Street/8 Rockaway Avenue, Brooklyn, NY  
Block 1507, p/o Lot 7501 (previously Lots 32, 33, 35, 36, 37, 39 and 41)  
OER Site Number: 15CVCP120K

**Project Description:** The subject property is identified as Block 1507, Lot 7501 and is 20,368 square feet. For the Remedial Action, only the 11,410-square-foot footprint of the new building of the subject property was considered (the “Site”). The subject property previously consisted of vacant land. Redevelopment of the Site consisted of the construction of a new 6-story mixed-use affordable housing and commercial building with a full basement. Site development included construction of an engineered composite cover system, installation of a vapor barrier and passive sub-slab depressurization system. NYSDEC was briefed on this project on May 19, 2015. NYCDOHMH approved the remedy on September 17, 2015.

**Date of Voluntary  
Cleanup Agreement:** May 1, 2015

**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 (Track 1)
- Restricted Use (Track 2):
  - Residential
  - 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 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  
Deputy Director  
New York City Office of Environmental Remediation

Date of Issuance: June 7, 2017  
Site No.: 15CVCP120K