



**OFFICE OF ENVIRONMENTAL REMEDIATION**

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

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

Tel: (212) 788-8841  
Fax: (212) 788-2941

**NOTICE OF COMPLETION**

**Notice Holder(s):** Alex Adjmi  
2146 Nostrand Avenue Associates, LLC  
1412 Broadway, 3<sup>rd</sup> Floor  
New York, NY 10018

**Site Information:** Site Name: 24 Hillel Place  
Site Owner: 2146 Nostrand Avenue Associates, LLC  
Street Address: 24 Hillel Place, Brooklyn, NY 11210  
Block: 7557 Lot: 120  
OER Site Number: 11CBCP014K

**Site Description:** Site development under the NYC VCP converted a 3,016-square foot, vacant, undeveloped parcel of land, which was utilized as a parking lot, into a new four-story bank building with a basement. The development occupies the entire site, and there are no open/landscaped areas.

**Date of Voluntary  
Cleanup Agreement:** September 9, 2011

**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 Section 1407 of Title 43 of the Rules of the City of New York have been achieved in accordance with the time frames, if any, established in the remedial 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 (Tracks 2 and 4): *[If restricted use, check one of following]*  
☐ 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.

The Notice holder(s) are also entitled to the statement of no further interest made by New York State Department of Environmental Conservation in a Memorandum of Agreement between NYS DEC and the New York City Office of Environmental Remediation dated July 10, 2012.

### **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,



Daniel C. Walsh, Ph.D.

Director,

New York City Office of Environmental Remediation

Date of Issuance: January 24, 2013  
Site No.: 11CBP014K