



OFFICE OF ENVIRONMENTAL REMEDIATION

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

Mark P. McIntyre, Esq.
Director

Tel: (212) 788-8841

July 11, 2023

Mendy Landau
147 St Holdings LLC
35 Heyward Street, Apt. 4R
Brooklyn, NY 11249

Re: Notice of Completion
95-08 147th Place, Queens, NY
OER Site Number: 22CVCP072Q

Dear Mr. Landau:

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 July 11, 2023. 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): 147 St Holdings LLC

Site Information: Site Name: 95-08 147th Place
Site Owner: 147 St Holdings LLC
Street Address: 95-08 147th Place, Queens, NY
Block 10027, Lot 10 (Former Lots 8, 10, 11, 12, 13, 14)
OER Site Number: 22CVCP072Q

Project Description: The development project consists of a new eleven-story residential building including a full cellar area. The new residential building occupies a footprint of 14,153 square feet (sf) with a gross sf of 109,300 for the building. The cellar level occupies a footprint of 14,153 sf and contains parking spaces for 54 cars, laundry, trash compactor rooms, and mechanical and meter rooms. The building is set back approximately 39 feet (ft) and 11 inches from the 95th Avenue sidewalk and consists of a landscaped area. Both the parking garage and the building are accessible from 147th Place. The first floor has 10 residential units, a lobby, bicycle storage, residential terraces, and a small 2,163 sf outdoor landscaped area, in the northeast corner of the property (corner of 95th Avenue and 147th Place). The second through the fourth floor have 14 residential units per floor; the fifth floor has 13 residential units; the six and seventh floor have 11 residential units per floor; and the eighth through the eleventh floors have 10 residential units per floor.

The extent of excavation was 18 ft for construction of the cellar, and small sections were excavated to 22 ft for the elevator pit (approximately 207 sf) and the ejector pit (approximately 95 sf). Approximately 2,163 sf was excavated to two ft for construction of the landscaped area. Following backfill of the basement void to 10 ft within Lot 8, the extent of excavation within the landscaped area was two feet. The water table was not encountered during excavation activities.

**Date of Voluntary
Cleanup Agreement:** May 11, 2022

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

Deputy Director

New York City Office of Environmental Remediation

Date of Issuance: July 11, 2023
Site No.: 22CVCP072Q