



OFFICE OF ENVIRONMENTAL REMEDIATION

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

Mark P. McIntyre, Esq.
Director

Tel: (212) 788-8841

July 26, 2021

Abdulla Darrat
Omni New York LLC
885 Second Avenue,
New York, NY 10017

Re: Notice of Completion
92-23 168th Street, Queens, NY
OER Site Number: 17CVCP070Q

Dear Abdulla Darrat:

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 26, 2021. 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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New York, New York 10038

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Director

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NOTICE OF COMPLETION

Notice Holder(s): Abdulla Darrat
Omni New York LLC
885 Second Avenue,
New York, NY 10017

Site Information: Site Name: Archer Green
Site Owner: Omni New York LLC
Street Address: 92-23 168th Street, Queens, NY
Block 10209, Lot 115
OER Site Number: 17CVCP070Q

Project Description: The Site has been redeveloped with a 23-story north tower and a 20-story south tower of mixed-income and mixed-use building containing a total of approximately 447,000-square feet. There is an 8-foot set back from the eastern portion of the site, which is bordered by residential properties. The remaining 53,200 square feet of the Site, except for the strip of land on the northwestern corner that extends to 168th Place, consists entirely of the structure. No development is currently planned for the small section of land leading from the current parking garage to 168th Place as it is used as a driveway for the adjacent residential properties.

The final excavation depth for development is 28-feet below grade across 53,200 square feet of the property to accommodate two levels of underground parking, with a maximum of 33-feet below grade to accommodate piles. The site has a total of 394 low- and middle-income units with all units affordable to households at or below 100% of the area median income. The housing is made up of 327,200-square feet of residential space, as well as, 69,300-square feet of retail space and 50,500-square feet of community facility. The commercial space occupies the first two floors of each tower and the community facility occupies approximately six floors positioned in between the towers. The final structure contains two levels of underground parking, comprising approximately 93,000-square feet, with one of those levels reserved solely for the New York Police Department (NYPD). The building also contains community rooms and a rooftop terrace accessible to residents. The building is Leadership in Energy and Environmental Design (LEED) certified and has incorporated solar panels and micro-turbine cogeneration units. Prior to demolition of the former parking garage, PSG supervised a limited asbestos abatement for piping insulation.

The approximately 575,000 gross square foot building has approximately 395,000 square feet of residential space with 387 units; 72,000 square feet of retail space; and 15,000 square feet of community facility space. Approximately

93,600-square feet of parking on 2 levels (49,800-square feet of NYPD parking, 19,600 GSF of commercial parking, and 24,200 SF of residential parking).

Date of Voluntary

Cleanup Agreement: June 30, 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:

- Unrestricted Use
- Restricted Use:
 - 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 26, 2021
Site No.: 17CVCP070Q