



**Office of Environmental Remediation**

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

**Shaminder Chawla**  
**Director**

Tel: (212) 788-8841

December 1, 2025

Michael DiLorenzo  
2738 Atlantic Avenue LLC  
108 Bay Avenue  
Huntington, NY 11743

Re: Notice of Completion  
2738 Atlantic Avenue, Brooklyn, NY  
OER Site Number: 25CVCP004K


Dear Mr. DiLorenzo:

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 December 1, 2025. Congratulations!

To apply for a Brownfield Incentive Grant (BIG) cleanup grant, submit a grant application within 6 months of the NOC issuance date. More information is available on OER's website at <https://www.nyc.gov/site/oer/grants/big-grants.page>

If you have questions regarding any of these items, please contact me at 212-442-3007.

Sincerely,

  
Shaminder Chawla  
Director



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### Notice of Completion

**Notice Holder(s):** 2738 Atlantic Avenue LLC

**Site Information:** Site Name: 2738 Atlantic Avenue  
Site Owner: 2738 Atlantic Avenue LLC  
Street Address: 2738 Atlantic Avenue, Brooklyn, NY  
Block 3690, Lot 15  
OER Site Number: 25CVCP004K

**Project Description:** The development project consisted of building a new 4-story mixed-use building with a partial cellar level. The partial cellar level was installed to a depth of 10 feet below grade and consists of 319 square feet (SF) of space occupied by a utility room and a stairwell. The first floor consists of 1,061 SF commercial space on the northern portion, 362 SF of passive recreational space in the middle, and 150 SF of residential space, containing one studio apartment on the southern portion. The remainder of the first floor consists of a residential entrance, corridors, refuse room and stairwells. A mezzanine level above the first floor consists of 832 SF of mechanical/accessory space associated with the commercial space on the first floor. The second through fourth floors consist of 2,495 SF of residential space divided into three apartments on each floor. The building consists of 10 residential units on the first through fourth floors and two levels of commercial space on the first floor and mezzanine level.

**Date of Voluntary  
Cleanup Agreement:** September 23, 2024

#### **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 4)
  - Residential
  - Restricted Residential (Track 4)
  - 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 Title 24 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  
Director  
New York City Office of Environmental Remediation

Date of Issuance: December 1, 2025  
Site No.: 25CVCP004K