



**OFFICE OF ENVIRONMENTAL REMEDIATION**

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

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

Tel: (212) 788-8841

July 11, 2016

Joseph Yunataov  
Liberty Square in Ozone Park, LLC  
70-13 Austin St. 3F  
Forest Hills, NY

Re: Notice of Completion  
102-14 & 102-16 Liberty Avenue, Queens, NY  
OER Site Number: 14CVCP234Q

Dear Joseph Yunataov:

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, 2016. 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):** Joseph Yunataov  
Liberty Square in Ozone Park, LLC  
70-13 Austin St. 3F  
Forest Hills, NY

**Site Information:** Site Name: 102-14 & 102-16 Liberty Avenue  
Site Owner: Joseph Yunataov  
Street Address: 102-14 & 102-16 Liberty Avenue, Queens, NY  
Block 9523, Lots 4 and 5  
OER Site Number: 14CVCP234Q

**Project Description:** The Site development plan consists of a new 1-story building with 9,642 sf commercial/retail space and a cellar. The building was constructed from property line to property line, with a cellar, 8,008 sf in area. The cellar was excavated to approximately 20 feet below grade with foundation footings extending another two feet to twenty-two feet below grade. Column footings were excavated to twenty-five feet below grade. The cellar was also constructed from property line to property line, with the exception of a setback of 16' 4" along the Liberty Avenue property line.

The first floor consists of two commercial spaces, each 642 sf in size, located along the western property boundary bordering Liberty Avenue. The third commercial space occupies the remaining first floor square footage and occupies the cellar. The cellar is accessible by an elevator located along 103<sup>rd</sup> Street, and a staircase, that wraps around the elevator. The current zoning designation is R6B - General Residence District, with commercial overlay C2-3 - Local Service District. The use is consistent with existing zoning for the property.

**Date of Voluntary  
Cleanup Agreement:** April 21, 2014

**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 (Tracks 2 and 4):
  - 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 31<sup>st</sup> day after the Office notice.

Sincerely,

A handwritten signature in black ink, appearing to read "Shaminder Chawla". The signature is fluid and cursive, with the first name being more prominent.

Shaminder Chawla  
Deputy Director  
New York City Office of Environmental Remediation

Date of Issuance: July 11, 2016  
Site No.: 14CVCP234Q