



**Department of
Environmental
Conservation**

KATHY HOCHUL
Governor

AMANDA LEFTON
Commissioner

December 23, 2025

Nathaniel Katz
586 River Ave., LLC
c/o Success Academy Charter Schools
95 Pine Street, 6th Floor
New York, NY 10005
nathaniel.katz@successacademies.org

Re: Certificate of Completion
101 East 150th Street
Bronx, Bronx County
Site No. C203154

Dear Nathaniel Katz:

Congratulations on having satisfactorily completed the remedial program at 101 East 150th Street. Enclosed please find an original, signed Certificate of Completion (COC). The New York State Department of Environmental Conservation (NYSDEC) is pleased to inform you that the Final Engineering Report is hereby approved, allowing the COC to be issued for the above-referenced site.

Please note that you are required to perform the following tasks:

- If you are the site owner, you must record the Notice of Certificate of Completion in the recording office for the county (or counties) where any portion of the site is located within 30 days of issuance of the COC; or if you are a prospective purchaser of the site, you must record the Notice within 30 days of the date that you acquire the site. If you are a non-owner, you must work with the owner to assure the Notice is recorded within the time frame specified. A standard Notice of Certificate of Completion form is attached to this letter.
- Provide electronic copies of the recorded Notice and proof of recording to NYSDEC's project manager. Please return the hard copy of the proof of recording to:

Wendi Zheng
New York State Department of Environmental Conservation
Division of Environmental Remediation
47-40 21st Street
Long Island City, NY 11101

- Provide the Certificate of Completion fact sheet to the Document Repositories within 10 days of issuance of the COC. NYSDEC will develop the fact sheet announcing the issuance of the COC and describing the institutional and engineering controls (IC/ECs), if any, that are required at the site and distribute it to the County Listserv within 10 days;
- Implement NYSDEC-approved Site Management Plan (SMP) which details the activities necessary to assure the performance, effectiveness, and protectiveness of the remedial program; and you must report the results of these activities to NYSDEC in a Periodic Review Report (PRR) which also includes any required IC/EC Certifications. The site IC/ECs are identified on the attached Site Management Form. The first PRR including the certification of the IC/ECs is due to NYSDEC in April 2027.

If you have any questions, please do not hesitate to contact Wendi Zheng, NYSDEC's project manager, at 718-482-7541.

Sincerely,

Andrew Guglielmi

Andrew Guglielmi
Division Director
Division of Environmental Remediation

Enclosure

ec w/ enclosure:

C. Vooris – NYSDOH, christine.vooris@health.ny.gov
J. Deming – NYSDOH, justin.deming@health.ny.gov
S. Lawrence – NYSDOH, stephen.lawrence@health.ny.gov
K. Pollard – NYSDOH, kari.pollard@health.ny.gov
R. Gladstone, richard.gladstone@successacademies.org
S. Kline, stephen.kline@gza.com
R. Maniquez, reinbill.maniquez@gza.com
P. Karmel, pekarmel@bclplaw.com
M. Gokey, matthew.gokey@tax.ny.gov
P. Takac, paul.takac@tax.ny.gov

ec w/o enc.:

J. O'Connell, A. Obligado, W. Zheng, G. Nam, L. Schmidt, K. Lewandowski

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)
CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name

586 River Ave., LLC

Address

95 Pine Street, 6th Floor, New York, NY 10005

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 6/1/23 **Agreement Execution:** 6/20/23

Agreement Index No.: C203154-05-23

Application Amendment Approval: none

Agreement Amendment Execution: none

SITE INFORMATION:

Site No.: C203154 **Site Name:** 101 East 150th Street

Site Owner: 586 River Ave., LLC

Street Address: 101 East 150th Street

Municipality: Bronx **County:** Bronx

DEC Region: 2

Site Size: 2.275 Acres

Tax Map Identification Number(s): 2354-1

Percentage of site located in an EnZone: 100 %

A description of the property subject to this Certificate is attached as Exhibit A and a site survey is attached as Exhibit B.

CERTIFICATE ISSUANCE

This Certificate of Completion, hereinafter referred to as the "Certificate," is issued pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law ("ECL").

This Certificate has been issued upon satisfaction of the Commissioner, following review by the Department of the Final Engineering Report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the site, that the applicable remediation requirements set forth in the ECL have been or will be 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 (actual site use is subject to local zoning requirements):

Allowable Uses under the BCP: Restricted-Residential, Commercial, and Industrial

Cleanup Track: Track 4: Restricted use with site-specific soil cleanup objectives

Tax Credit Provisions:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 28 %.

Tangible Property Credit at the time of this COC issuance is 0%.

The Remedial Program includes use restrictions or reliance on the long-term employment of institutional or engineering controls which are contained in the approved Site Management Plan and an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Bronx County as 2025000293551.

LIABILITY LIMITATION

Upon issuance of this Certificate of Completion, and subject to the terms and conditions set forth herein, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate 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 ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

CERTIFICATE TRANSFERABILITY

This Certificate may be transferred to the Certificate holder's successors or assigns upon transfer or sale of the site as provided by ECL Section 27-1419.5 and 6NYCRR Part 375-1.9.

CERTIFICATE MODIFICATION/REVOCATION

This Certificate of Completion may be modified or revoked by the Commissioner following notice and an opportunity for a hearing in accordance with ECL Section 27-1419 and 6NYCRR Part 375-1.9(e) upon finding any of the following:

- (1) either the Applicant or the Applicant's successors or assigns have failed to comply with the terms and conditions of the Brownfield Site Cleanup Agreement;
- (2) the Applicant made a misrepresentation of a material fact tending to demonstrate that it was qualified as a Volunteer;
- (3) 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 Brownfield Site Cleanup Agreement were reached;
- (4) there is good cause for such modification or revocation;
- (5) either the Applicant or the Applicant's successors or assigns failed to manage the controls or monitoring in full compliance with the terms of the remedial program;
- (6) the terms and conditions of the environmental easement have been intentionally violated or found to be not protective or enforceable.

The Certificate 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 is not cured or a request for a hearing is not received within such 30-day period, the Certificate shall be deemed modified or vacated on the 31st day after the Department's notice.

Amanda Lefton
Commissioner
New York State Department of Environmental Conservation

By: Andrew Guglielmi Date: 12/23/2025

Andrew O. Guglielmi, Director
Division of Environmental Remediation

Exhibit A

Site Description

Legal Description of 101 East 150th Street, Bronx, New York (Block 2354, Lot 1)

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF THE BRONX, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERLY SIDE OF EAST 150TH STREET AND THE WESTERLY SIDE OF GERARD AVENUE;

RUNNING THENCE NORTHERLY ALONG THE SAID WESTERLY SIDE OF GERARD AVENUE, 496.79 FEET TO LAND OF OTHER PARTIES;

THENCE WESTERLY AND ALONG THE SOUTHERLY BOUNDARY LINES OF LANDS OF OTHER PARTIES, 200.21 FEET TO THE EASTERLY SIDE OF RIVER AVENUE;

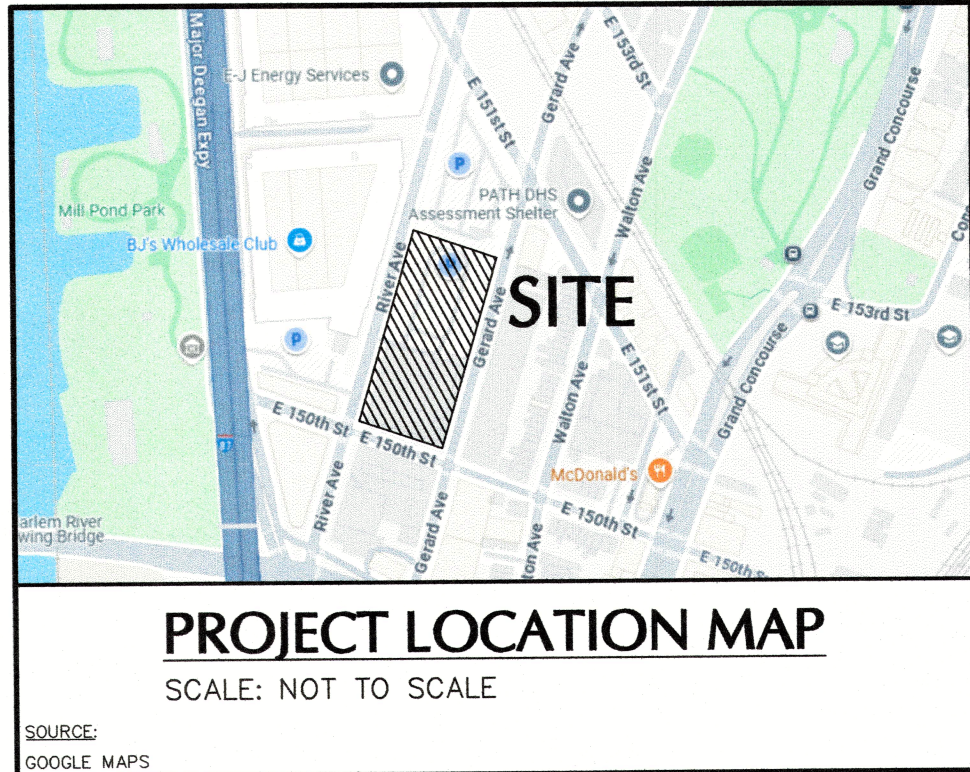
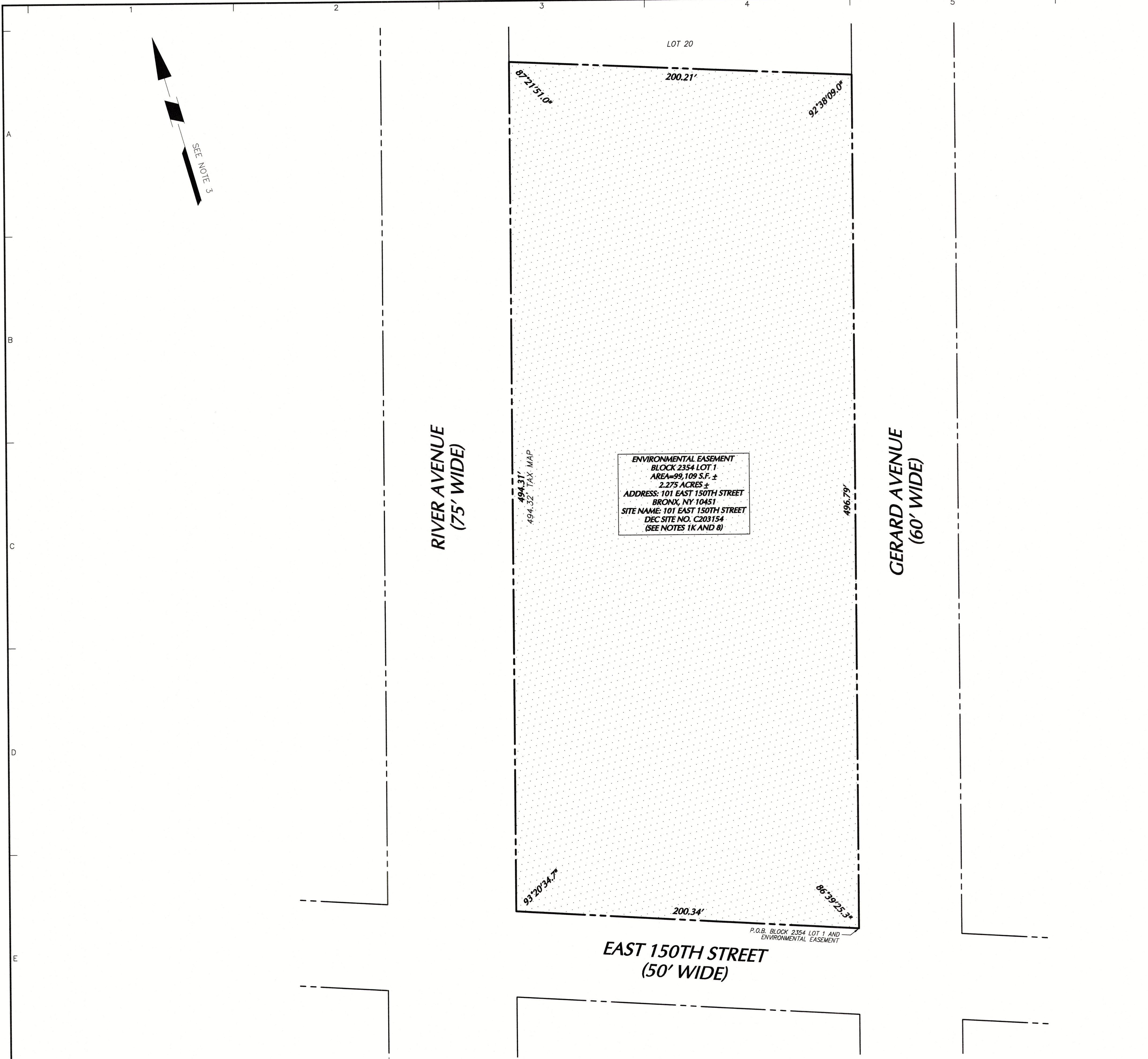
THENCE SOUTHERLY AND ALONG THE EASTERLY SIDE OF RIVER AVENUE, 494.31 FEET TO THE NORTHERLY SIDE OF EAST 150TH STREET;

THENCE EASTERLY ALONG THE NORTHERLY SIDE OF EAST 150TH STREET, 200.34 FEET TO THE POINT OR PLACE OF BEGINNING.

ENVIRONMENTAL EASEMENT AREA = 99,109 SQUARE FEET OR 2.275 ACRES, MORE OR LESS.

Exhibit B

Site Survey



DEED DESCRIPTION
BLOCK 2354 LOT 1
AND ENVIRONMENTAL
EASEMENT DESCRIPTION
(SEE NOTE 1J)

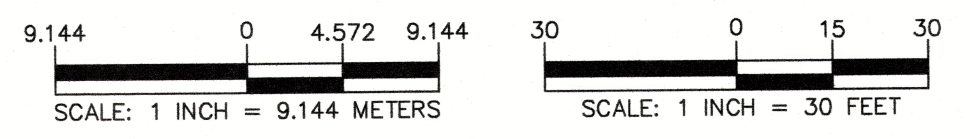
ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF THE BRONX, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERLY SIDE OF EAST 150TH STREET AND THE WESTERLY SIDE OF GERARD AVENUE;
RUNNING THENCE NORTHERLY ALONG THE SAID WESTERLY SIDE OF GERARD AVENUE, 496.79 FEET TO LAND OF OTHER PARTIES;
THENCE WESTERLY AND ALONG THE SOUTHERLY BOUNDARY LINES OF LANDS OF OTHER PARTIES, 200.21 FEET TO THE EASTERLY SIDE OF RIVER AVENUE;
THENCE SOUTHERLY AND ALONG THE EASTERLY SIDE OF RIVER AVENUE, 494.31 FEET TO THE NORTHERLY SIDE OF EAST 150TH STREET;
THENCE EASTERLY ALONG THE NORTHERLY SIDE OF EAST 150TH STREET, 200.34 FEET TO THE POINT OF BEGINNING.
ENCOMPASSING AN AREA OF 99,109 SQUARE FEET OR 2.275 ACRES, MORE OR LESS.

LEGEND (NOT SHOWN TO SCALE)

S.F.	SQUARE FEET
NO.	NUMBER
DEC	DEPARTMENT OF ENVIRONMENTAL CONSERVATION
P.O.B.	POINT OF BEGINNING
	PROPERTY LINE/ RIGHT-OF-WAY LINE
	ENVIRONMENTAL EASEMENT

NOTES

- THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES:
A. CURRENT NYC DEPARTMENT OF FINANCE TAX MAP FOR BRONX BLOCK 2354, EFFECTIVE 12/09/2008 11:31:53.
B. BOROUGH OF BRONX RECORD MAP SECTION 7 (MONUMENT MAP).
C. BOROUGH OF BRONX GRADE MAP SECTION 7.
D. BOROUGH OF BRONX ALTERATION MAP 347-2, MAP NO. 13066, DATED 08/11/1995.
E. BOROUGH OF BRONX ALTERATION MAP 348-7, MAP NO. 13056, DATED 09/23/1993.
F. CITY OF NEW YORK, DEPARTMENT OF CITY PLANNING, MAP NO. 13111/DPC NO. N060143MYK, AS RECORDED IN CRN 2008000297467, RECORDED/FILED 05/30/2006 10:26.
G. "TOPOGRAPHIC, BOUNDARY, AND UTILITY SURVEY, SOUTH BRONX DEVELOPMENT", BY LANGAN, PROJECT NO. 170535101, DRAWING NO. V8-100, SHEETS 1 THROUGH 12, DATED 06/20/2020.
H. "BOUNDARY, TOPOGRAPHIC, AND UTILITY SURVEY, SOUTH BRONX DEVELOPMENT MIXED-USE", BY LANGAN, PROJECT NO. 170535101, DRAWING NO. V8101, SHEETS 1 THROUGH 4, DATED 02/10/2020.
I. "TOPOGRAPHIC, BOUNDARY, AND UTILITY SURVEY, 586 RIVER AVENUE", BY LANGAN, PROJECT NO. 170720201, DRAWING NO. VT01, DATED 05/04/2022, LAST REVISED 03/25/2025.
J. CRN 2022000033336, RECORDED/FILED 01/24/2022 07:43 [DEED - BLOCK 2354 LOT 1].
K. "NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION BROWNFIELD CLEANUP PROGRAM, BROWNFIELD SITE CLEANUP AGREEMENT INDEX NO. C203154-05-23", 101 EAST 150TH STREET, DEC SITE NO. C203154, SIGNED AND DATED 06/20/2023 BY ANDREW GUGLIELMI, DIRECTOR, DIVISION OF ENVIRONMENTAL REMEDIATION.
2. THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE HEREIN REFERENCED INFORMATION. THE INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AN ACCURATE AND CURRENT TITLE REPORT.
3. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM NYU1 NAD 83 AS ESTABLISHED BY GPS METHODS.
4. STREET NAMES AND R.O.W. WIDTHS AS PER MAP REFERENCED IN NOTE 1B. BLOCK AND LOT NUMBERS AS PER MAP REFERENCED IN NOTE 1A.
5. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED IN CONSTRUCTION OF ANY TYPE.
6. WETLANDS, ENVIRONMENTAL, AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.
7. EASEMENTS, LIMITING PLANES, AND/OR OTHER ENCUMBRANCES, IF ANY, NOT SHOWN.
8. ADDRESS, SITE NAME, AND DEC SITE NUMBER PER DOCUMENT CITED IN NOTE 1K.
9. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7208, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
10. THIS PLAN NOT VALID UNLESS EMBOSSED OR BLUE INK STAMPED WITH THE SEAL OF THE PROFESSIONAL.



THIS PROPERTY IS SUBJECT TO AN ENVIRONMENTAL EASEMENT HELD BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION PURSUANT TO TITLE 36 OF ARTICLE 71 OF THE NEW YORK ENVIRONMENTAL CONSERVATION LAW. THE ENGINEERING AND INSTITUTIONAL CONTROLS FOR THIS EASEMENT ARE SET FORTH IN THE SITE MANAGEMENT PLAN (SMP). A COPY OF THE SMP MUST BE OBTAINED BY ANY PARTY WITH AN INTEREST IN THE PROPERTY. THE SMP CAN BE OBTAINED FROM NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION, DIVISION OF ENVIRONMENTAL REMEDIATION, SITE CONTROL SECTION, 625 BROADWAY, ALBANY, NY 12233 OR AT DERWEB@DEC.NY.GOV.

Date	Description	No.
REVISIONS		

I hereby state that this plan is based on a field survey made by me or under my immediate supervision in accordance with NYSPLS Code of Practice for Land Surveyors, and to the best of my professional knowledge, belief, and in my professional opinion, correctly represents the conditions found on the site as they exist at the time of the survey of the subject property.

1042
TIMOTHY O'BRIEN
PROFESSIONAL LAND SURVEYOR NY Lic. No. 051194-01

05-19-25
DATE SIGNED

LANGAN
Langan Engineering, Environmental, Surveying,
Landscape Architecture and Geology, D.P.C.
368 Ninth Avenue, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

Project
101 EAST 150TH STREET
BRONX, NY 10451
SITE NAME: 101 EAST 150TH STREET
DEC SITE NO. C203154
BLOCK NO. 2354, LOT NO. 1
BOROUGH OF BRONX
CITY OF NEW YORK
BRONX COUNTY NEW YORK

Drawing Title
**ENVIRONMENTAL
EASEMENT
SURVEY**

Project No. 170720201	Drawing No.
Date 05/14/2025	
Scale 1"=30'	
Drawn By LB	
Checked By TO	
	Sheet 001 of 001

DEC101

NOTICE OF CERTIFICATE OF COMPLETION
Brownfield Cleanup Program
6 NYCRR Part 375-1.9(d)

101 East 150th Street, Site ID No. C203154
101 East 150th Street, Bronx, NY, 10451
Bronx, Bronx County, Tax Map Identification Number: Block 2354 Lot 1

PLEASE TAKE NOTICE, the New York State Department of Environmental Conservation (NYSDEC) has issued a Certificate of Completion (Certificate) pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law (ECL) to 586 River Ave., LLC for a parcel approximately 2.275 acres located at 101 East 150th Street, Bronx County.

PLEASE TAKE NOTICE, the Certificate was issued upon satisfaction of the Commissioner, following review by NYSDEC of the Final Engineering Report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the site, that the remediation requirements set forth in ECL Article 27, Title 14 have been or will be achieved in accordance with the time frames, if any, established in the Remedial Work Plan.

PLEASE TAKE NOTICE, the remedial program for the site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

- ☐ Unrestricted Use, as set forth in 6 NYCRR 375-1.8(g)(1)i
- ☐ Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)i.
- ☒ Restricted Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)ii.
- ☒ Commercial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iii.
- ☒ Industrial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iv.

Further, the use of groundwater is restricted and may not be used, unless treated in accordance with the requirements provided by the New York State Department of Health, or a local County Health Department with jurisdiction in such matters and such is approved by NYSDEC as not inconsistent with the remedy.

PLEASE TAKE NOTICE, the remedial program relies upon use restrictions or the long-term employment of institutional or engineering controls; such institutional or engineering controls are contained in an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Bronx County as 2025000293551.

PLEASE TAKE NOTICE, the Environmental Easement requires that the approved Site Management Plan (SMP) for this property be adhered to. The SMP, which may be amended from time to time, may include sampling, monitoring, and/or operating a treatment system on the property, providing certified reports to the NYSDEC, and generally provides for the management of any and all plans and limitations on the property. A copy of the SMP is available upon request by writing to NYSDEC's Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, New York 12233.

PLEASE TAKE NOTICE, provided that the Environmental Easement, SMP and Certificate are complied with, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate 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 ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

**101 East 150th Street, C203154
101 East 150th Street, Bronx, NY, 10451**

PLEASE TAKE NOTICE, any change of use of the site, as defined in 6 NYCRR 375, must be preceded by notice to NYSDEC in accordance with 6 NYCRR 375-1.11(d). A transfer of any or all of the property constitutes a change of use.

PLEASE TAKE NOTICE, the Certificate may be revoked if the Environmental Easement as implemented, if applicable, is not protective or enforceable.

PLEASE TAKE NOTICE, the Certificate may entitle the Certificate holder(s) to tax credits in accordance with Tax Law Sections 21, 22 and 23.

PLEASE TAKE NOTICE, the Certificate may only be transferred to the Certificate holder's successors or assigns upon transfer or sale of the site as provided by ECL Section 27-1419.5 and 6 NYCRR Part 375-1.9. Failure to comply with the regulatory requirements for transfer **WILL** bar the successors and assigns from the benefits of the Certificate.

PLEASE TAKE NOTICE, the Certificate may be modified or revoked by the Commissioner as set forth in the applicable regulations.

PLEASE TAKE NOTICE, a copy of the Certificate can be reviewed at the NYSDEC's Region 2 Office located at 47-40 21st Street, Long Island City, NY 11101, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/C203154/>.

WHEREFORE, the undersigned has signed this Notice of Certificate

586 River Ave., LLC

By: _____

Title: _____

Date: _____

STATE OF NEW YORK) SS:
COUNTY OF)

On the _____ day of _____, in the year 20__, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Signature and Office of individual
taking acknowledgment

Please record and return to:

Nathaniel Katz
586 River Ave., LLC
c/o Success Academy Charter Schools
95 Pine Street, 6th Floor
New York, NY 10005



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
10/17/2025



SITE DESCRIPTION

SITE NO. C203154

SITE NAME 101 East 150th Street

SITE ADDRESS: 101 East 150th Street **ZIP CODE:** 10451

CITY/TOWN: Bronx

COUNTY: Bronx

ALLOWABLE USE: Restricted-Residential, Commercial, and Industrial

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES: YES NO

IC/EC Certification Plan



Monitoring Plan



Operation and Maintenance (O&M) Plan



Periodic Review Frequency: once a year

Periodic Review Report Submitted Date: 04/30/2027

Description of Institutional Control

586 River Ave., LLC

95 Pine Street, 6th Floor

101 East 150th Street

Environmental Easement

Block: 2354

Lot: 1

Sublot:

Section:

Subsection:

S_B_L Image: 2354-1

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

O&M Plan

Site Management Plan

Soil Management Plan

Description of Engineering Control

586 River Ave., LLC

95 Pine Street, 6th Floor

101 East 150th Street

Environmental Easement

Block: 2354

Lot: 1

Sublot:

Section:

Subsection:

S_B_L Image: 2354-1

Air Sparging/Soil Vapor Extraction

Cover System

Monitoring Wells

Vapor Mitigation