

# NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Office of the Director  
625 Broadway, 12th Floor, Albany, New York 12233-7011  
P: (518) 402-9706 | F: (518) 402-9020  
[www.dec.ny.gov](http://www.dec.ny.gov)

December 30, 2022

1510 Broadway LLC  
Joseph Apicella  
c/o The Macquesten Companies  
438 Fifth Avenue, Suite 100  
Pelham, NY, 10803  
[J\\_Apicella@macquesten.com](mailto:J_Apicella@macquesten.com)

1510 Broadway Housing Development Fund Company, Inc.  
Sherry D. Roberts  
c/o Local Development Corporation of East New York  
80 Jamaica Avenue  
Brooklyn, NY 11207  
[SDROBERTS100@AOL.COM](mailto:SDROBERTS100@AOL.COM)

Re: Certificate of Completion  
1510 Broadway Dry Cleaner Site  
Brooklyn, Kings County  
C224280

Dear Joseph Apicella and Sherry Roberts:

Congratulations on having satisfactorily completed the remedial program at the 1510 Broadway Dry Cleaner Site. Enclosed please find an original, signed Certificate of Completion (COC). The New York State Department of Environmental Conservation (Department) 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 the Department's project manager. Please return the hard copy of the proof of recording to:  
Ronnie Lee, Bureau B  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233
- Provide the Notice of Certificate of Completion to the Document Repositories within 10 days of issuance of the COC. The Department will develop a 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 the Department-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 the Department 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 the Department in April 2024.

If you have any questions, please do not hesitate to contact Ronnie Lee, the Department's project manager, at (518) 402-9615.

Sincerely,

*Andrew Guglielmi*

Andrew Guglielmi  
Division Director  
Division of Environmental Remediation

Enclosure

cc w/ enclosure:

C. Vooris	NYSDOH, <a href="mailto:christine.vooris@health.ny.gov">christine.vooris@health.ny.gov</a>
S. McLaughlin	NYSDOH, <a href="mailto:scarlet.mclaughlin@health.ny.gov">scarlet.mclaughlin@health.ny.gov</a>
J. Kenney	NYSDOH, <a href="mailto:beei@health.ny.gov">beei@health.ny.gov</a>
Fuad Dahan	<a href="mailto:fd@sesi.org">fd@sesi.org</a>
Linda Shaw	<a href="mailto:lshaw@nyenvlaw.com">lshaw@nyenvlaw.com</a>

Matt Gokey      NYS Tax, [matthew.gokey@tax.ny.gov](mailto:matthew.gokey@tax.ny.gov)  
Paul Takac      NYS Tax, [paul.takac@tax.ny.gov](mailto:paul.takac@tax.ny.gov)

ec w/o enc.:

R. Lee, S. Quandt, J. O'Connell, N. Grace, L. Schmidt, J. Andaloro, K.  
Lewandowski

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)  
*CERTIFICATE OF COMPLETION*

**CERTIFICATE HOLDER(S):**

**Name**

1510 Broadway LLC

**Address**

c/o The Macquesten Companies, 438 Fifth Avenue, Suite 100, Pelham, NY 10803

**BROWNFIELD CLEANUP AGREEMENT:**

**Application Approval:** 10/15/18 **Agreement Execution:** 11/7/18

**Agreement Index No.:** C224280-10-01

**Application Amendment Approval:** 9/9/19

**Agreement Amendment Execution:** 9/9/19

**Application Amendment Approval:** 10/6/22

**Agreement Amendment Execution:** 10/6/22

**SITE INFORMATION:**

**Site No.:** C224280 **Site Name:** 1510 Broadway Dry Cleaner Site

**Site Owner:** 1510 Broadway Housing Development Fund Company, Inc.  
1510 Broadway LLC

**Street Address:** 1510 Broadway

**Municipality:** Brooklyn **County:** Kings **DEC Region:** 2

**Site Size:** 0.488 Acres

**Tax Map Identification Number(s):** 1489-11

**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):

**For a 0.455-acre area** – See Exhibits A and B

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

**Cleanup Track:** Conditional Track 1: Unrestricted use, provided that the remedial goals for soil vapor intrusion and groundwater are achieved within five years of the date of the Certificate. If those goals are not achieved within five years, this Certificate shall be modified to a Track 2 Restricted Residential cleanup.

**Tax Credit Provisions:**

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 50 %.

Eligibility for Tangible Property Credit is available through: EnZone.

Tangible Property Credit Component Rate is 20%. Comprised of 10% Base, 5 % EnZone, 5% Track 1.

**For a 0.033-acre area** – See Exhibits A and B

**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 %.

Eligibility for Tangible Property Credit is available through: EnZone.

Tangible Property Credit Component Rate is 15%. Comprised of 10% Base, 5 % EnZone.

Dependent upon the project being developed in a manner consistent with the approved Brownfield Cleanup Program application, additional rate increases may be available if the site is developed as affordable housing (5%), if the Certificate Holder receives a separate Determination of Conformance with the BOA from the Secretary of State (5%), or if the site is used primarily for manufacturing activities (5%) not to exceed a maximum 24 %.

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 Kings County as 2022000465571.

**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 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 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; or

(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.

Basil Seggos  
Commissioner  
New York State Department of Environmental Conservation

By: Andrew Guglielmi Date: 12/30/2022

Andrew O. Guglielmi, Director  
Division of Environmental Remediation



## **Exhibit A**

### **Site Description**

**UNRESTRICTED USE (CONDITIONAL TRACK 1)**  
**EASEMENT AREA**

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Kings, Borough of Brooklyn, City and State of New York, bounded and described as follows:

BEGINNING at the corner of the intersection of the southerly side of Jefferson Avenue and the easterly side of Saratoga Avenue,

THENCE southerly along the easterly side of Saratoga Avenue, a distance of 108.26 feet,

THENCE southerly on a line which forms an exterior angle of 76 degrees 06 minutes 35 seconds, a distance of 37.45 feet,

THENCE southerly on a line which forms an exterior angle of 148 degrees 27 minutes 36 seconds, a distance of 116.21 feet,

THENCE southerly on a line along the northerly side of Hancock Street, which forms an exterior angle of 45 degrees 24 minutes 40 seconds, a distance of 112.59 feet, to a point which is also the corner formed by the intersection of the west side of Broadway and the north side of Hancock Street,

THENCE northerly on a line along the west side of Broadway, which forms an interior angle of 45 degrees, 21 minutes 25 seconds, a distance of 281.10 feet, to a point which is also the corner formed by the intersection of the west side of Broadway and the south side of Jefferson Avenue,

THENCE northerly on a line along the south side of Jefferson Avenue, which forms an interior angle of 134 degrees 38 minutes 35 seconds, a distance of 33.04 feet, to the point or place of BEGINNING

**RESTRICTED USE (TRACK 4)**  
**EASEMENT AREA**

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Kings, Borough of Brooklyn, City and State of New York, bounded and described as follows:

BEGINNING at a point on the easterly side of Saratoga Avenue distant 108.26 feet south from the corner formed by the intersection of the southerly side of Jefferson Avenue and the easterly side of Saratoga Avenue,

THENCE southerly on a line which forms an interior angle of 76 degrees 06 minutes 35 seconds, a distance of 37.45 feet,

THENCE southerly on a line which forms an interior angle of 148 degrees 27 minutes 36 seconds, a distance of 116.21 feet,

THENCE northerly on a line along the northerly side of Hancock Street, which forms an interior angle of 45 degrees 24 minutes 40 seconds, a distance of 10.89 feet,

THENCE northerly on a line which forms an interior angle of 134 degrees 38 minutes 35 seconds, a distance of 114.25 feet,

THENCE westerly on a line which forms an exterior angle of 87 degrees 55 minutes 45 seconds, a distance of 29.00 feet,

THENCE northerly on a line which forms an interior angle of 88 degrees 30 minutes 31 seconds, a distance of 9.69 feet,

THENCE northerly on a line along the easterly side of Saratoga Avenue, which forms an interior angle of 134 degrees 47 minutes 47 seconds, a distance of 24.74, the point or place of BEGINNING.

**Exhibit B**

**Site Survey**

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](mailto:derweb@dec.ny.gov).

**BOUNDARY & ENVIRONMENTAL EASEMENT SURVEY**

LOT: 11  
 BLOCK: 1489  
 BOROUGH: Brooklyn  
 COUNTY: Kings  
 STATE: New York

**ENVIRONMENTAL EASEMENT AREA/NOMINEE AGREEMENT/DEED DESCRIPTION**

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERRECTED, SITUATE, LYING AND BEING IN THE COUNTY OF KINGS, BOROUGH OF BROOKLYN, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHEASTERLY SIDE OF JEFFERSON AVENUE WITH THE NORTHEASTERLY SIDE OF SARATOGA AVENUE;

RUNNING THENCE, SOUTHEASTERLY ALONG THE NORTHEASTERLY SIDE OF SARATOGA AVENUE 133 FEET 0 INCHES TO THE LAND NOW OR FORMERLY NAZIEMUL SAFI;

THENCE SOUTHEASTERLY PARALLEL OR NEARLY SO TO THE SOUTHWESTERLY SIDE OF BROADWAY 9 FEET 8 1/4 INCHES TO A POINT;

THENCE NORTHEASTERLY AT RIGHT ANGLES OR NEARLY SO TO BROADWAY AND ALONG THE LANDS NOW OR FORMERLY NAZIEMUL SAFI 29 FEET 0 INCHES TO A POINT;

THENCE CONTINUING ALONG THE LANDS NOW OR FORMERLY OF NAZIEMUL SAFI SOUTHEASTERLY PARALLEL OR NEARLY SO TO BROADWAY 114 FEET 3 INCHES TO A POINT; ON THE NORTHWESTERLY SIDE OF HANCOCK STREET;

THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY SIDE OF HANCOCK STREET 123 FEET 5 1/4 INCHES TO THE INTERSECTION OF THE NORTHWESTERLY SIDE OF HANCOCK STREET AND THE SOUTHWESTERLY SIDE OF BROADWAY;

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY SIDE OF BROADWAY 281 FEET 1 1/2" TO THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHWESTERLY SIDE OF BROADWAY AND THE SOUTHEASTERLY SIDE OF JEFFERSON AVENUE;

THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY SIDE OF JEFFERSON AVENUE 33 FEET 0 1/2" TO THE POINT OR PLACE OF BEGINNING

ACREAGE: 0.4878

**CONDITIONAL TRACK 1 DESCRIPTION AREA**

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERRECTED, SITUATE, LYING AND BEING IN THE COUNTY OF KINGS, BOROUGH OF BROOKLYN, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF JEFFERSON AVENUE AND THE EASTERLY SIDE OF SARATOGA AVENUE,

THENCE SOUTHERLY ALONG THE EASTERLY SIDE OF SARATOGA AVENUE, A DISTANCE OF 108.26 FEET,

THENCE SOUTHERLY ON A LINE WHICH FORMS AN EXTERIOR ANGLE OF 76 DEGREES 06 MINUTES 35 SECONDS, A DISTANCE OF 37.45 FEET,

THENCE SOUTHERLY ON A LINE WHICH FORMS AN EXTERIOR ANGLE OF 148 DEGREES 27 MINUTES 36 SECONDS, A DISTANCE OF 116.21 FEET,

THENCE SOUTHERLY ON A LINE ALONG THE NORTHERLY SIDE OF HANCOCK STREET, WHICH FORMS AN EXTERIOR ANGLE OF 45 DEGREES 24 MINUTES 40 SECONDS, A DISTANCE OF 112.59 FEET, TO A POINT WHICH IS ALSO THE CORNER FORMED BY THE INTERSECTION OF THE WEST SIDE OF BROADWAY AND THE NORTH SIDE OF HANCOCK STREET,

THENCE NORTHERLY ON A LINE ALONG THE SOUTH SIDE OF JEFFERSON AVENUE, WHICH FORMS AN INTERIOR ANGLE OF 134 DEGREES 38 MINUTES 35 SECONDS, A DISTANCE OF 83.04 FEET, TO THE POINT OR PLACE OF BEGINNING.

ACREAGE: 0.46

**TRACK 4 DESCRIPTION AREA**

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERRECTED, SITUATE, LYING AND BEING IN THE COUNTY OF KINGS, BOROUGH OF BROOKLYN, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY SIDE OF SARATOGA AVENUE DISTANT 108.26 FEET SOUTH FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF JEFFERSON AVENUE AND THE EASTERLY SIDE OF SARATOGA AVENUE,

THENCE SOUTHERLY ON A LINE WHICH FORMS AN INTERIOR ANGLE OF 76 DEGREES 06 MINUTES 35 SECONDS, A DISTANCE OF 37.45 FEET,

THENCE SOUTHERLY ON A LINE WHICH FORMS AN INTERIOR ANGLE OF 148 DEGREES 27 MINUTES 36 SECONDS, A DISTANCE OF 116.21 FEET,

THENCE NORTHERLY ON A LINE ALONG THE NORTHERLY SIDE OF HANCOCK STREET, WHICH FORMS AN INTERIOR ANGLE OF 45 DEGREES 24 MINUTES 40 SECONDS, A DISTANCE OF 10.89 FEET,

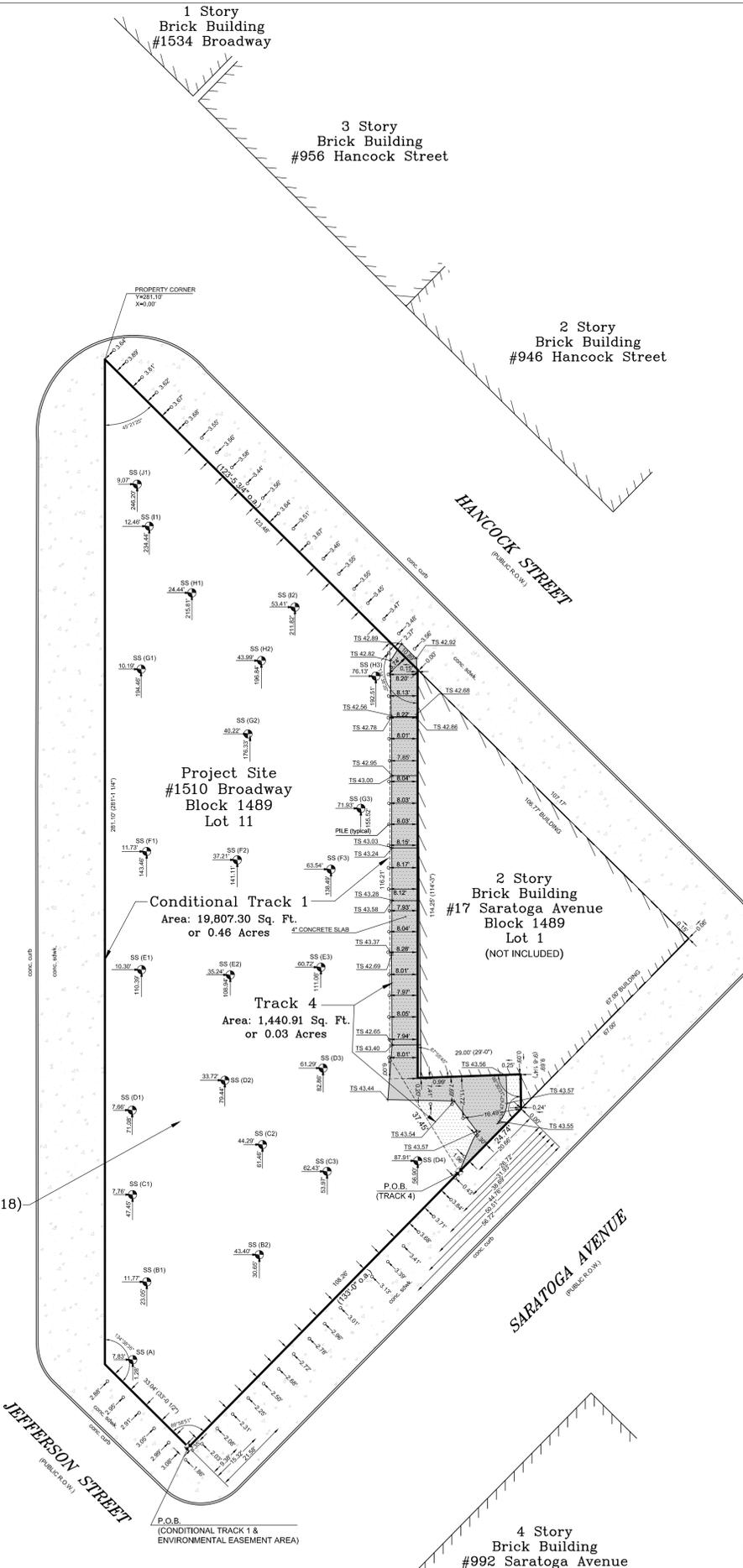
THENCE NORTHERLY ON A LINE WHICH FORMS AN INTERIOR ANGLE OF 134 DEGREES 38 MINUTES 35 SECONDS, A DISTANCE OF 114.25 FEET,

THENCE WESTERLY ON A LINE WHICH FORMS AN EXTERIOR ANGLE OF 87 DEGREES 55 MINUTES 45 SECONDS, A DISTANCE OF 29.00 FEET,

THENCE NORTHERLY ON A LINE WHICH FORMS AN INTERIOR ANGLE OF 88 DEGREES 30 MINUTES 31 SECONDS, A DISTANCE OF 9.69 FEET,

THENCE NORTHERLY ON A LINE ALONG THE EASTERLY SIDE OF SARATOGA AVENUE, WHICH FORMS AN INTERIOR ANGLE OF 134 DEGREES 47 MINUTES 47 SECONDS, A DISTANCE OF 24.74, TO THE POINT OR PLACE OF BEGINNING.

ACREAGE: 0.03

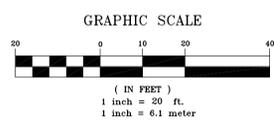
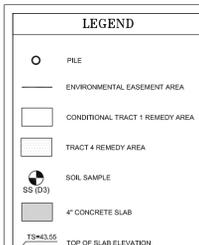
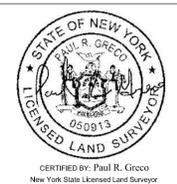


TRACK 1 AREA - 19,807.30 SQ. FT./0.46 ACRES  
 TRACK 4 AREA - 1,440.91 SQ. FT./0.03 ACRES

**NOTES:**

- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 2209 SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
- COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL NOT BE CONSIDERED A VALID TRUE COPY.
- ALL ELEVATIONS NOTED ON THIS SURVEY ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AS ESTABLISHED AND MAINTAINED BY THE NATIONAL GEODETIC SURVEY OF THE NATIONAL OCEANIC SERVICE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION OR SUCCESSOR AGENCY, WHICH IS HEREBY ESTABLISHED AS THE CITY DATUM BY LOCAL LAW 98 OF 2015.
- LEGAL GRADES SHOWN WERE TAKEN FROM THE BOROUGH SECTIONAL MAPS. LEGAL GRADES REFER TO TOP OF CURB.
- THE OFFSETS AND DIMENSIONS SHOWN FROM THE STRUCTURES TO THE PROPERTY LINES ARE TAKEN AT GROUND LEVEL AND ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF STRUCTURES AND ANY OTHER CONSTRUCTION.
- SUBSURFACE INFORMATION HEREON HAS BEEN OBTAINED FROM NEW YORK CITY AGENCIES AND PRIVATE COMPANIES. THIS INFORMATION IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTORS SHALL, BEFORE COMMENCING EXCAVATION, NOTIFY THE APPROPRIATE DEPARTMENTS AND UTILITY COMPANIES OF THEIR PROPOSED WORK AND REQUEST THAT THE PARTICULAR UTILITY LINES BE MARKED BY THE AGENCY OR COMPANY HAVING JURISDICTION.
- NOT RESPONSIBLE FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES, VAULTS, TANKS OR OTHER APPURTENANCES. THE USER OF THIS SURVEY SHOULD BE AWARE THAT WRITTEN AND UNWRITTEN EASEMENTS MAY GIVE OTHERS RIGHTS WHICH MAY AFFECT THE USE OF THIS PROPERTY.
- BEFORE PERFORMING ANY EXCAVATION OR DRILLING ON THIS SITE, IT IS REQUIRED THAT SUBSURFACE SERVICE, INCLUDING THE UNDERGROUND MAINS, DUCTS AND CABLES BE MARKED AND IDENTIFIED BY THE UTILITY COMPANY OR AGENCY INVOLVED. THIS SHOULD BE DONE BY PROVIDING THE AFFECTED UTILITY WITH THE NOTICED REFERRED TO IN THE STATE OF NEW YORK INDUSTRIAL CODE 53.
- THIS IS TO CERTIFY THAT THERE ARE NO STREAMS OR OTHER WATER COURSES ON OR IN THE PROPERTY EXCEPT AS SHOWN ON THE MAP.

Brownfield Cleanup Program  
 1510 Broadway Dry Cleaner Site No. C224280  
 Environmental Easement Area  
 Tax ID: 1489-11 (f/k/a Block 1489, Lots 6, 11, 12, 13, 14, 15, 16, 17 and 18)  
 1510 Broadway (f/k/a 7 Saratoga Avenue & 1510-1524 Broadway)  
 Brooklyn, New York, 11221  
 Acreage: 0.4878



Survey Date: 10/10/2022 | Drawing Date: 10/11/2022 | Drawn By: JAB | Scale: 1" = 20'

Map of Survey for  
 #1510 Broadway  
 Lot 11, Block 1489  
 Brooklyn, NY

REVISION	DATE	BY
1. Add pile & building locations.	10-3-2022	J.A.B.
2. Add pile locations.	11-4-2022	P.R.G.
3. Add pile locations.	11-15-2022	P.R.G.
4. Added proposed easement.	11-22-2022	P.R.G.
5. Add soil info.	11-29-2022	J.A.B.
6. Add slab location	12-1-2022	J.A.B.

Cornestone Surveyors, P.C.  
 54 Big Spring Rd  
 Califon, N.J. 07830  
 (908) 975-2996  
[www.CornestonePLS.com](http://www.CornestonePLS.com)

**NOTICE OF CERTIFICATE OF COMPLETION**

**Brownfield Cleanup Program**

**6 NYCRR Part 375-1.9(d)**

**1510 Broadway Dry Cleaner Site, Site ID No. C224280**

**1510 Broadway, Brooklyn, NY, 11221**

**Brooklyn, Kings County, Tax Map Identification Number: 1489-11**

**PLEASE TAKE NOTICE**, the New York State Department of Environmental Conservation (Department) has issued a Certificate of Completion (Certificate) pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law (ECL) to 1510 Broadway LLC for a parcel approximately 0.488 acres located at 1510 Broadway in Brooklyn, Kings.

**PLEASE TAKE NOTICE**, the Certificate was 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 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 a 0.455-acre portion of 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.

**PLEASE TAKE NOTICE**, provided that the Certificate is 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.

**PLEASE TAKE NOTICE**, the remedial program for a 0.033-acre portion of 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 the Department 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

**1510 Broadway Dry Cleaner Site, C224280**  
**1510 Broadway, Brooklyn, NY, 11221**

contained in an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Kings County as 2022000465571.

**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 the Department'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.

**PLEASE TAKE NOTICE**, any change of use of the site, as defined in 6 NYCRR 375, must be preceded by notice to the Department 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 21<sup>st</sup> Street, Long Island City, 11101, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/C224280/>.

**1510 Broadway Dry Cleaner Site, C224280  
1510 Broadway, Brooklyn, NY, 11221**

**WHEREFORE**, the undersigned has signed this Notice of Certificate

1510 Broadway Housing Development Fund Company, Inc.

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

**WHEREFORE**, the undersigned has signed this Notice of Certificate

1510 Broadway 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:**  
Joseph Apicella  
1510 Broadway LLC  
438 Fifth Avenue, Suite 100  
Pelham, NY, 10803



**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION**  
**Site Management Form**  
 12/22/2022



**SITE DESCRIPTION**

**SITE NO. C224280**

**SITE NAME 1510 Broadway Dry Cleaner Site**

SITE ADDRESS: 1510 Broadway ZIP CODE: 11221

CITY/TOWN: Brooklyn

COUNTY: Kings

ALLOWABLE USE:

**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: 04/30/2024

**Description of Institutional Control**

**1510 Broadway Housing Development Fund Company, Inc.**

80 Jamaica Avenue

**1510 Broadway**

Environmental Easement

Block: 1489

Lot: 11

Sublot:

Section:

Subsection:

S\_B\_L Image: 1489-11

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

**Description of Engineering Control**

**1510 Broadway Housing Development Fund Company, Inc.**

80 Jamaica Avenue

**1510 Broadway**

Environmental Easement

Block: 1489

Lot: 11

Sublot:

Section:

Subsection:

S\_B\_L Image: 1489-11

Cover System