



**Department of  
Environmental  
Conservation**

**KATHY HOCHUL**  
Governor

**AMANDA LEFTON**  
Commissioner

December 30, 2025

2435 Pacific Street LLC  
Attn: Jenny Marone  
111 John Street, Suite 1710  
New York, NY 10038  
[jmarone@alembiccommunity.com](mailto:jmarone@alembiccommunity.com)

Love Fellowship Tabernacle, Inc.  
Attn: Bishop Hezekiah Walker  
464 Liberty Avenue  
Brooklyn, NY 11207  
[bishophezwalker@gmail.com](mailto:bishophezwalker@gmail.com)

2435 Pacific Street Housing Development Fund Corporation  
Attn: Jeff Nemetsky  
105 Carlton Avenue  
Brooklyn, NY 11205  
[jeffn@bchands.org](mailto:jeffn@bchands.org)

RE: Certificate of Completion  
2435 Pacific Street  
New York City, Kings County  
Site No. C224322

Dear Ms. Marone, Mr. Nemetsky, and Bishop Walker:

Congratulations on having satisfactorily completed the remedial program at the 2435 Pacific Street site. 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.
- 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 Tara Rutland, NYSDEC's project manager, at (518) 402-9632.

Sincerely,

*Andrew Guglielmi*

Andrew Guglielmi  
Division Director  
Division of Environmental Remediation

ec w/ enclosure:

Jenny Marone, Alembic Community - [jmarone@alembiccommunity.com](mailto:jmarone@alembiccommunity.com)  
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ec w/o enc.:

Richard Mustico, NYSDEC – [richard.mustico@dec.ny.gov](mailto:richard.mustico@dec.ny.gov)

Bob Corcoran, NYSDEC – [bob.corcoran@dec.ny.gov](mailto:bob.corcoran@dec.ny.gov)

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Tara Rutland, NYSDEC – [tara.rutland@dec.ny.gov](mailto:tara.rutland@dec.ny.gov)

Leia Schmidt, NYSDEC OGC – [leia.schmidt@dec.ny.gov](mailto:leia.schmidt@dec.ny.gov)

Kelly Lewandowski, NYSDEC - [kelly.lewandowski@dec.ny.gov](mailto:kelly.lewandowski@dec.ny.gov)

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)

*CERTIFICATE OF COMPLETION*

**CERTIFICATE HOLDER(S):**

**Name**

2435 Pacific Street LLC

**Address**

111 John Street, Suite 1710, New York, NY 10038

**BROWNFIELD CLEANUP AGREEMENT:**

**Application Approval:** 10/12/21 **Agreement Execution:** 11/10/21

**Agreement Index No.:** C224322-10-21

**Application Amendment Approval:** 7/10/25

**Agreement Amendment Execution:** 7/10/25

**Application Amendment Approval:** 12/18/25

**Agreement Amendment Execution:** 12/18/25

**SITE INFORMATION:**

**Site No.:** C224322 **Site Name:** 2435 Pacific Street

**Site Owner:** 2435 Pacific Street LLC

2435 Pacific Street Housing Development Fund Corporation

Love Fellowship Tabernacle, Inc.

**Street Address:** 2435 Pacific Street

**Municipality:** Brooklyn

**County:** Kings

**DEC Region:** 2

**Site Size:** 0.804 Acres

**Tax Map Identification Number(s):** 1437-46

**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 %.

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%), if the site is located in a disadvantaged community and not located in an EnZone (5%), if the site is developed as a renewable energy facility site (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 2025000241687.

### **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: 12/30/2025

Andrew O. Guglielmi, Director  
Division of Environmental Remediation

## **Exhibit A**

### **Site Description**

**SCHEDULE "A" PROPERTY DESCRIPTION**

**Easement Description:**

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows: BEGINNING at a point on the northerly side of Pacific Street, distant 50 feet easterly from the corner formed by the intersection of the northerly side of Pacific Street and the easterly side of Sackman Street;

THENCE Northerly parallel with the easterly side of Sackman Street, 100 feet;

THENCE Easterly parallel with the northerly side of Pacific Street, 350 feet;

THENCE Southerly parallel with the easterly side of Sackman Street, 100 feet to the northerly side of Pacific Street;

THENCE Westerly along the northerly side of Pacific Street, 350 feet to the point or place of BEGINNING.

**DEED DESCRIPTION**

**Parcel I:**

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

Beginning at a point on the northerly side of Pacific Street, distant 166 feet 8 inches easterly from the corner formed by the intersection of the northerly side of Pacific Street and the easterly side of Sackman Street;

Thence Northerly parallel with Sackman Street, 100 feet;

Thence Easterly parallel with Pacific Street, 233 feet 4 inches;

Thence Southerly parallel with Sackman Street, 100 feet to the northerly side of Pacific Street;

Thence Westerly along the northerly side of Pacific Street, 233 feet 4 inches to the point or place of beginning.

**Parcel II:**

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

Beginning at a point on the northerly side of Pacific Street, distant 50 feet easterly from the corner formed by the intersection of the northerly side of Pacific Street and the easterly side of Sackman Street;

Thence Northerly parallel with the easterly side of Sackman Street, 100 feet;

Thence Easterly parallel with the northerly side of Pacific Street, 116 feet 8 inches;

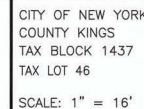
Thence Southerly parallel with the easterly side of Sackman Street, 100 feet to the northerly side of Pacific Street;

Thence Westerly along the northerly side of Pacific Street, 116 feet 8 inches to the point or place of beginning.

## **Exhibit B**

### **Site Survey**





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

**2435 Pacific Street, Site ID No. C224322**  
**2435 Pacific Street, Brooklyn, NY, 11233**  
**Brooklyn, Kings County, Tax Map Identification Number 1437-46:**

**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 2435 Pacific Street LLC for a parcel approximately 0.804 acres located at 2435 Pacific Street in Brooklyn, Kings 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 the City of New York, Kings County as 2025000241687.

**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.

**2435 Pacific Street, C224322**  
**2435 Pacific Street, Brooklyn, NY, 11233**

**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/C224322/>.

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

Love Fellowship Tabernacle, 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

**Please record and return to:**

2435 Pacific Street LLC  
111 John Street  
Suite 1710  
New York, NY 10038

**2435 Pacific Street, C224322**  
**2435 Pacific Street, Brooklyn, NY, 11233**

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

2435 Pacific Street 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:**

2435 Pacific Street LLC  
111 John Street  
Suite 1710  
New York, NY 10038

\_\_\_\_\_

**2435 Pacific Street, C224322**  
**2435 Pacific Street, Brooklyn, NY, 11233**

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

2435 Pacific Street Housing Development Fund Corporation

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:**

2435 Pacific Street LLC  
111 John Street  
Suite 1710  
New York, NY 10038

\_\_\_\_\_



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
Site Management Form  
12/22/2025



**SITE DESCRIPTION**

**SITE NO.** C224322

**SITE NAME** 2435 Pacific Street

**SITE ADDRESS:** 2435 Pacific Street **ZIP CODE:** 11233

**CITY/TOWN:** Brooklyn

**COUNTY:** Kings

**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**

**Love Fellowship Tabernacle, Inc.**

464 Liberty Avenue

**2435 Pacific Street**

Environmental Easement

Block: 1437

Lot: 46

Sublot:

Section:

Subsection:

S\_B\_L Image: 1437-46

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Site Management Plan

Soil Management Plan

**Description of Engineering Control**

**Love Fellowship Tabernacle, Inc.**

464 Liberty Avenue

**2435 Pacific Street**

Environmental Easement

Block: 1437

Lot: 46

Sublot:

Section:

Subsection:

S\_B\_L Image: 1437-46

Cover System