



**Department of  
Environmental  
Conservation**

**KATHY HOCHUL**  
Governor

**AMANDA LEFTON**  
Commissioner

December 24, 2025

Robert Miller  
Carlisle New York Apartments, LLC  
4601 Park Road, Suite 450  
Charlotte, NC 28209  
[rmiller@grubbproperties.com](mailto:rmiller@grubbproperties.com)

Re: Certificate of Completion  
Kasser Scrap Metal and  
Rector Cleaners Site  
New York, New York County  
Site No. C231153

Dear Robert Miller:

Congratulations on having satisfactorily completed the remedial program at the Kasser Scrap Metal and Rector Cleaners 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 Marnie DeLuke, NYSDEC's project manager, at 518-402-9773.

Sincerely,

*Andrew Guglielmi*

Andrew Guglielmi  
Division Director  
Division of Environmental Remediation

Enclosure

ec w/ enclosure:

Christine Vooris – NYSDOH, [Christine.Vooris@health.ny.gov](mailto:Christine.Vooris@health.ny.gov)  
Benjamin Caligiuri – NYSDOH PM, [Benjamin.Caligiuri@health.ny.gov](mailto:Benjamin.Caligiuri@health.ny.gov)  
Scarlett McLaughlin - NYSDOH RC [scarlett.mclaughlin@health.ny.gov](mailto:scarlett.mclaughlin@health.ny.gov)  
Matt Gokey, [matthew.gokey@tax.ny.gov](mailto:matthew.gokey@tax.ny.gov)  
Paul Takac, [paul.takac@tax.ny.gov](mailto:paul.takac@tax.ny.gov)  
Linda Shaw - Knauf Shaw, [lshaw@nyenvlaw.com](mailto:lshaw@nyenvlaw.com)  
Greg Wyka – Langan, [gwyka@langan.com](mailto:gwyka@langan.com)  
Mimi Raygorodetsky – Langan, [mraygorodetsky@langan.com](mailto:mraygorodetsky@langan.com)

ec w/o enc.:

Marnie DeLuke, Lisa Gorton, Jane O'Connell, Scott Deyette, Kyle Pero, Leia Schmidt

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

**CERTIFICATE HOLDER(S):**

**Name**

Carlisle New York Apartments, LLC

**Address**

4601 Park Road, Suite 450, Charlotte, NC 28209

**BROWNFIELD CLEANUP AGREEMENT:**

**Application Approval:** 11/14/22    **Agreement Execution:** 11/14/22

**Agreement Index No.:** C231153-10-22

**Application Amendment Approval:** 12/16/24

**Agreement Amendment Execution:** 12/16/24

**SITE INFORMATION:**

**Site No.:** C231153    **Site Name:** Kasser Scrap Metal and Rector Cleaners Site

**Site Owner:** Carlisle New York Apartments, LLC

**Street Address:** 111-121 Washington St. a/k/a 8 Carlisle St.

**Municipality:** New York    **County:** New York    **DEC Region:** 2

**Site Size:** 0.257 Acres

**Tax Map Identification Number(s):** 53-12

**Percentage of site located in an EnZone:** 0 - 49 %

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 because the certificate holder submitted documentation to the Department's satisfaction that the project was an Affordable Housing project. If affordable housing is not constructed there is no Tangible Property Credits. Tangible Property Credit is 10%. Comprised of 10% Base.

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 New York County as 2024000157345.

### **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**

**SCHEDULE "A" PROPERTY DESCRIPTION**

✓ **DEED DESCRIPTION BLOCK 53 LOT 12 AND PROPOSED ENVIRONMENTAL EASEMENT DESCRIPTION**

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

BEGINNING AT A POINT FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF CARLISLE STREET WITH THE EASTERLY SIDE OF WASHINGTON STREET, SAID POINT BEING THE POINT OR PLACE OF BEGINNING;

RUNNING THENCE EASTERLY, ALONG SAID SOUTHERLY SIDE OF CARLISLE STREET, A DISTANCE OF 98.40 FEET (98 FEET – 4 ¾ INCHES) TO A POINT;

THENCE SOUTHERLY, FORMING AN INTERIOR ANGLE OF 90 DEGREES 36 MINUTES 10 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 59.58 FEET (59 FEET – 7 INCHES) TO A POINT;

THENCE EASTERLY, FORMING AN EXTERIOR ANGLE OF 83 DEGREES 11 MINUTES 10 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 11.08 FEET (11 FEET – 1 INCH) TO A POINT;

THENCE SOUTHERLY, FORMING AN INTERIOR ANGLE OF 91 DEGREES 42 MINUTES 50 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 36.08 FEET (36 FEET – 1 INCH) TO A POINT,

THENCE WESTERLY, FORMING AN INTERIOR ANGLE OF 91 DEGREES 29 MINUTES 30 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 10.94 FEET (10 FEET – 11 ¼ INCHES) TO A POINT;

THENCE SOUTHERLY, FORMING AN EXTERIOR ANGLE OF 88 DEGREES 48 MINUTES 20 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 21.63 FEET (21 FEET – 7 ½ INCHES) TO A POINT;

THENCE WESTERLY, FORMING AN INTERIOR ANGLE OF 89 DEGREES 20 MINUTES 50 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 78.83 FEET (78 FEET – 10 INCHES) TO A POINT ON SAID EASTERLY SIDE OF WASHINGTON STREET;

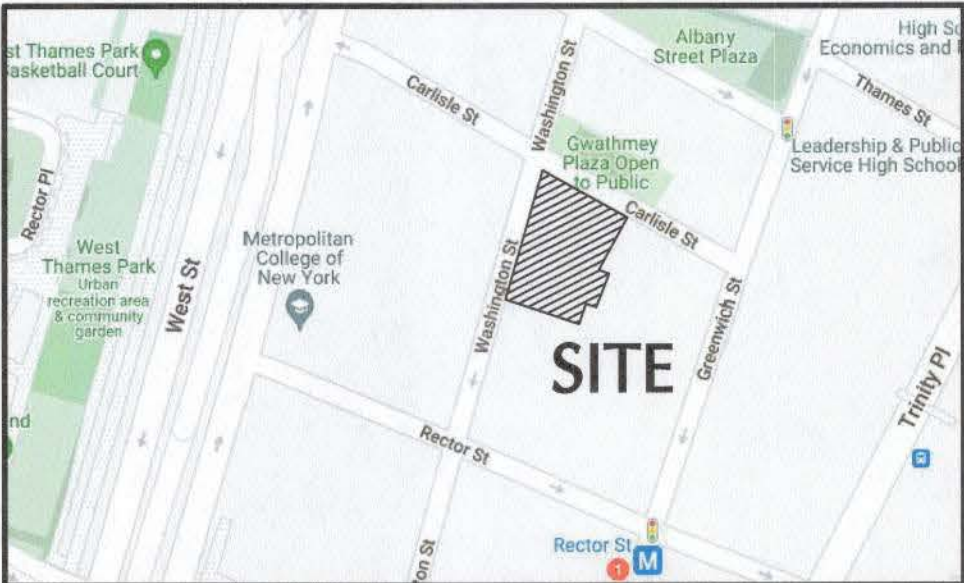
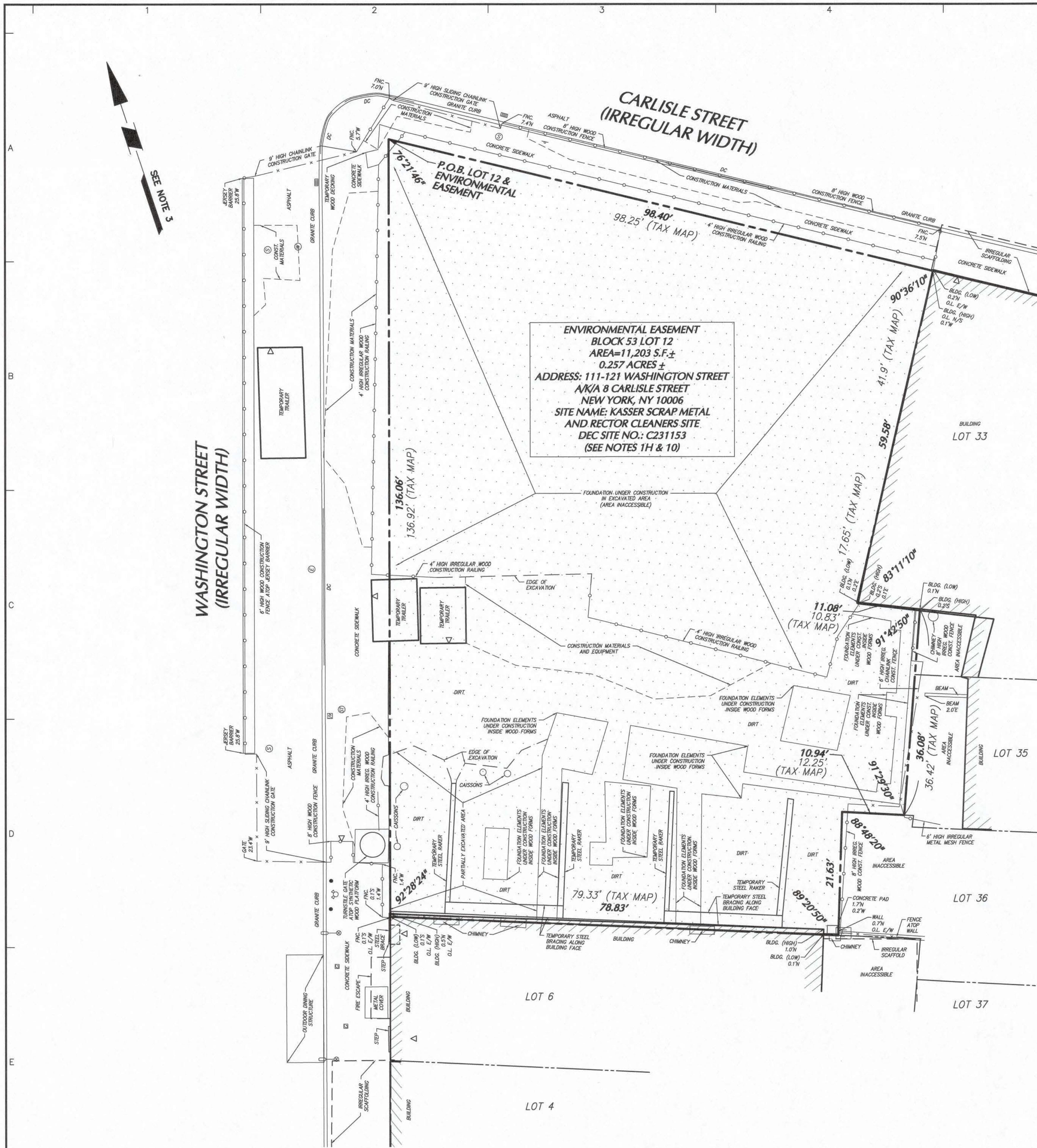
THENCE NORTHERLY, ALONG THE SAID EASTERLY SIDE OF WASHINGTON STREET, FORMING AN INTERIOR ANGLE OF 92 DEGREES 28 MINUTES 24 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 136.06 FEET (136 FEET – 0 ¾") TO THE POINT OR PLACE OF BEGINNING.

ENCOMPASSING AN AREA OF 11,203 SQUARE FEET OR 0.257 ACRES, MORE OR LESS.

## **Exhibit B**

### **Site Survey**





## PROJECT LOCATION MAP

SCALE: NOT TO SCALE

SOURCE:  
HTTPS://WWW.NGS.NGA.GOV/NGSDATAEXPLORER

## DEED DESCRIPTION BLOCK 53 LOT 12 AND ENVIRONMENTAL EASEMENT DESCRIPTION (SEE NOTE 1G)

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

BEGINNING AT A POINT FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF CARLISLE STREET WITH THE EASTERLY SIDE OF WASHINGTON STREET, SAID POINT BEING THE POINT OR PLACE OF BEGINNING;

RUNNING THENCE EASTERLY, ALONG SAID SOUTHERLY SIDE OF CARLISLE STREET, A DISTANCE OF 98.40 FEET (98 FEET - 4 1/2 INCHES) TO A POINT;

THENCE SOUTHERLY, FORMING AN INTERIOR ANGLE OF 90 DEGREES 36 MINUTES 10 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 59.58 FEET (59 FEET - 7 INCHES) TO A POINT;

THENCE EASTERLY, FORMING AN EXTERIOR ANGLE OF 83 DEGREES 11 MINUTES 10 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 11.08 FEET (11 FEET - 1 INCH) TO A POINT;

THENCE SOUTHERLY, FORMING AN INTERIOR ANGLE OF 91 DEGREES 42 MINUTES 50 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 36.08 FEET (36 FEET - 1 INCH) TO A POINT;

THENCE WESTERLY, FORMING AN INTERIOR ANGLE OF 91 DEGREES 29 MINUTES 30 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 10.94 FEET (10 FEET - 1 1/4 INCHES) TO A POINT;

THENCE SOUTHERLY, FORMING AN EXTERIOR ANGLE OF 88 DEGREES 48 MINUTES 20 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 21.63 FEET (21 FEET - 7 1/2 INCHES) TO A POINT;

THENCE WESTERLY, FORMING AN INTERIOR ANGLE OF 89 DEGREES 20 MINUTES 50 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 78.63 FEET (78 FEET - 10 INCHES) TO A POINT ON SAID EASTERLY SIDE OF WASHINGTON STREET;

THENCE NORTHERLY, ALONG THE SAID EASTERLY SIDE OF WASHINGTON STREET, FORMING AN INTERIOR ANGLE OF 92 DEGREES 28 MINUTES 24 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 136.06 FEET (136 FEET - 0 3/4") TO THE POINT OR PLACE OF BEGINNING.

ENCLOSING AN AREA OF 11,203 SQUARE FEET OR 0.257 ACRES, MORE OR LESS.

## NOTES

- THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES:
  - CURRENT NYC DEPARTMENT OF FINANCE TAX MAP FOR MANHATTAN BLOCK 53, EFFECTIVE DATE 02/08/18 11:54:16.
  - SECTIONAL MAP NO. 3, BOROUGH OF MANHATTAN.
  - ALTERATION MAP NO. 32252, BOROUGH OF MANHATTAN.
  - TITLE SURVEY, TAX BLOCK 53, TAX LOT 12, BY MONTROSE SURVEYING CO., LLP, CITY AND LAND SURVEYORS, SURVEY NO. 64456-5, DATED 06/26/20.
  - TOPOGRAPHIC, BOUNDARY AND UTILITY SURVEY, 111 WASHINGTON STREET, 8 CARLISLE STREET, BY LANGAN, PROJECT NO. 170695201, DATED 05/13/22.
  - "ALTA/NSPS LAND TITLE SURVEY, 111 WASHINGTON STREET", BY LANGAN, PROJECT NO. 170695201, DRAWING NO. V101, DATED 08/19/21, LAST REVISED 04/04/24.
  - DEED RECORDED AS CRPN 2021000379138 [BLOCK 53 LOT 12] (PLOTTED)
  - NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION BROWNFIELD CLEANUP PROGRAM, BROWNFIELD SITE CLEANUP AGREEMENT, INDEX NO. C231153-10-24, KASSER SCRAP METAL AND RECTOR CLEANERS SITE, DEC SITE NO. C231153, SIGNED AND DATED 11/14/2022 BY ANDREW G. GUGLIEMI, DIRECTOR, DIVISION OF ENVIRONMENTAL REMEDIATION.
- 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.
- THE MERIDIAN OF THIS SURVEY IS REFERENCED TO APPROXIMATE NORTH (SEE NOTE 1B).
- STREET NAMES, P.O.W. WIDTHS, BLOCK, AND LOT NUMBERS AS PER MAPS REFERENCED IN NOTES 1A, 1B, AND 1F.
- PLANIMETRIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING, LANDSCAPE ARCHITECTURE AND GEOLOGY, D.P.C. DURING JULY OF 2021, MARCH AND APRIL OF 2022, JUNE OF 2023, AND MARCH OF 2024.
- OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED IN CONSTRUCTION OF ANY TYPE.
- WETLANDS, ENVIRONMENTAL, AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.
- UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/GATE BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND THE LOCATIONS WHERE DATA WAS OBTAINED, DESPITE MEETING THE REQUIRED STANDARD OF CARE. THE SURVEYOR CANNOT AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.

ADDITIONAL UTILITY (WATER, GAS, ELECTRIC, ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.

UNLESS SPECIFICALLY NOTED HEREON THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.

PRIOR TO ANY DESIGN OR CONSTRUCTION THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

UNLESS NOTED BELOW SUPPLEMENTAL DOCUMENTS WERE NOT USED TO COMPILE THE SUBSURFACE UTILITY INFORMATION SHOWN HEREON.

9. EASEMENTS, LIMITING PLANES, AND/OR OTHER ENCUMBRANCES, IF ANY, NOT SHOWN.

10. ADDRESS, SITE NAME, AND DEC SITE NUMBER PER DOCUMENT CITED IN NOTE 1A.

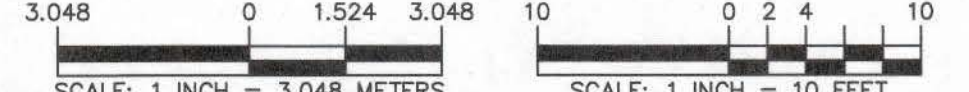
11. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

12. THIS PLAN NOT VALID UNLESS EMBOSSED OR BLUE INK STAMPED WITH THE SEAL OF THE PROFESSIONAL.

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 146 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR GEOLOGIST, TO ALTER THIS ITEM IN ANY WAY.

## LEGEND (NOT SHOWN TO SCALE)

	HYDRANT		FENCE
	STREET LIGHT		POINT OF BEGINNING
	MANHOLE (TYPE AS LABELED)		ALSO KNOWN AS
	GAS VALVE		BUILDING
	UNKNOWN VALVE		CONSTRUCTION
	CATCH BASIN		IRREGULAR
	SIGN		OVERHEAD WIRE
	BOLLARD		CHAINLINK FENCE
	ELECTRIC BOX		FENCE (TYPE AS NOTED)
	DOOR		PROPERTY LINE
	DROP CURB		RIGHT-OF-WAY LINE
	ON LINE		ENVIRONMENTAL EASEMENT
	NORTH		
	SOUTH		
	WEST		
	EAST		
	SQUARE FEET		



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 MORE DETAIL 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).

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, information and belief, and in my professional opinion, said plan meets the conditions found on the date of this field survey of the subject property.

PAUL FISHER  
PROFESSIONAL LAND SURVEYOR NY Lic. No. 050784-1

**LANGAN**  
Langan Engineering, Environmental, Surveying,  
Landscape Architecture and Geology, D.P.C.  
360 West 31st Street, 8th Floor  
New York, NY 10001  
T: 212.479.5400 F: 212.479.5444 [www.langan.com](http://www.langan.com)

Project  
**111-121 WASHINGTON STREET  
A/K/A 8 CARLISLE STREET  
NEW YORK, NY 10006**  
SITE NAME: KASSER SCRAP METAL  
AND RECTOR CLEANERS SITE  
DEC SITE NO.: C231153  
BLOCK NO. 53, LOT NO. 12  
BOROUGH OF MANHATTAN  
CITY OF NEW YORK  
NEW YORK COUNTY NEW YORK

Drawing Title  
**ENVIRONMENTAL  
EASEMENT  
SURVEY**

Project No.  
**170695201**  
Date  
**04/05/2024**  
Scale  
**1"=10'**  
Drawn By  
**LB**  
Checked By  
**PDF**  
Drawing No.  
**DEC101**  
Sheet 001 of 001



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

**Kasser Scrap Metal and Rector Cleaners Site, Site ID No. C231153**  
**111-121 Washington Street, New York, NY 10006**  
**New York, New York County, Tax Map Identification Number: 53-12**

**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 Carlisle New York Apartments, LLC for a parcel approximately 0.257 acres located at 111-121 Washington Street in New York, New York 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 New York County as 2024000157345.

**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



**Kasser Scrap Metal and Rector Cleaners Site, C231153  
111-121 Washington Street, New York, NY 10006**

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 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 21<sup>st</sup> Street, Long Island City, NY 11101, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/C231153>.

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

Carlisle New York Apartments, 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:**  
Carlisle New York Apartments, LLC  
4601 Park Road, Suite 450  
Charlotte, NC 28209





NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
Site Management Form  
11/24/2025



**SITE DESCRIPTION**

**SITE NO.** C231153

**SITE NAME** Kasser Scrap Metal and Rector Cleaners Site

**SITE ADDRESS:** 111-121 Washington St. a/k/a 8 Carlisle St. **ZIP CODE:** 10006

**CITY/TOWN:** New York

**COUNTY:** New York

**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**

**Carlisle New York Apartments, LLC**

4601 Park Road, Suite 450

**111-121 Washington St.**

Environmental Easement

Block: 53

Lot: 12

Sublot:

Section:

Subsection:

S\_B\_L Image: 53-12

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Surface Water Use Restriction

Site Management Plan



**Description of Engineering Control**

**Carlisle New York Apartments, LLC**

4601 Park Road, Suite 450

**111-121 Washington St.**

Environmental Easement

Block: 53

Lot: 12

Sublot:

Section:

Subsection:

S\_B\_L Image: 53-12

Cover System

Monitoring Wells