



**Department of  
Environmental  
Conservation**

**KATHY HOCHUL**  
Governor

**AMANDA LEFTON**  
Commissioner

December 26, 2025

Peter Zuccarello  
68-19 Rego Park LLC  
148-29 Cross Island Parkway  
Whitestone, NY 11357  
[pzuccarellocpa@gmail.com](mailto:pzuccarellocpa@gmail.com)

Juan Barahona  
SMJ Woodhaven Owner LLC  
628 6<sup>th</sup> Avenue  
Brooklyn, NY 11215  
[juan@smjdevelopment.com](mailto:juan@smjdevelopment.com)

Jacqueline Tom, Esq.  
68-19 Woodhaven Housing Development Fund Corporation  
C/O Settlement Housing Fund, Inc  
247 West 37<sup>th</sup> Street, 4<sup>th</sup> Floor  
New York, NY 10018  
[jtom@shfinc.org](mailto:jtom@shfinc.org)

Re: Certificate of Completion  
68-19 Rego Park LLC  
Queens, Queens County  
Site No. C241258

Dear Peter Zuccarello, Juan Barahona, and Jacqueline Tom:

Congratulations on having satisfactorily completed the remedial program at the 68-19 Rego Park LLC 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.

If you have any questions, please do not hesitate to contact Heide-Marie Dudek, P.E. NYSDEC's project manager, at 518-402-0193.

Sincerely,

*Andrew Guglielmi*

Andrew Guglielmi  
Division Director  
Division of Environmental Remediation

Enclosure

ec w/ enclosure:

P. Zuccarello, [pzuccarellocpa@gmail.com](mailto:pzuccarellocpa@gmail.com)  
J. Barahona - SMJ Woodhaven Owner LLC, [juan@smjdevelopment.com](mailto:juan@smjdevelopment.com)  
J. Tom, Esq. - 68-19 Woodhaven Housing Development Fund Corporation,  
[jtom@shfinc.org](mailto:jtom@shfinc.org)  
L. Schnapf – Schnapf LLC, [larry@schnapflaw.com](mailto:larry@schnapflaw.com)  
C. Vooris – NYSDOH, [Christine.Vooris@health.ny.gov](mailto:Christine.Vooris@health.ny.gov)  
S. McLaughlin – NYSDEC, [scarlett.mclaughlin@health.ny.gov](mailto:scarlett.mclaughlin@health.ny.gov)  
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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)

ec w/o enc.:

H. Dudek, W. Bennett, K. Lewandowski, J. O'Connell, S. Deyette – DEC DER  
J. Petkov, L. Schmidt, DEC OGC

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)

*CERTIFICATE OF COMPLETION*

**CERTIFICATE HOLDER(S):**

**Name**

**Address**

68-19 Rego Park LLC

148-29 Cross Island Parkway, Whitestone, NY 11357

SMJ Woodhaven Owner LLC

628 6th Avenue, Brooklyn, NY 11215

68-19 Woodhaven Housing Development Fund Corporation

c/o Settlement Housing Fund, Inc  
247 West 37<sup>th</sup> Street, 4<sup>th</sup> Floor, New York, NY 10018

**BROWNFIELD CLEANUP AGREEMENT:**

**Application Approval:** 9/16/21 **Agreement Execution:** 10/6/21

**Agreement Index No.:** C241258-09-21

**Application Amendment Approval:** 1/21/23

**Agreement Amendment Execution:** 1/21/23

**Application Amendment Approval:** 6/12/24

**Agreement Amendment Execution:** 6/12/24

**Application Amendment Approval:** 5/5/25

**Agreement Amendment Execution:** 5/5/25

**SITE INFORMATION:**

**Site No.:** C241258 **Site Name:** 68-19 Rego Park LLC

**Site Owner:** SMJ Woodhaven Owner LLC; 68-19 Woodhaven Housing Development Fund Corporation

**Street Address:** 68-19 Woodhaven Boulevard

**Municipality:** Queens

**County:** Queens

**DEC Region:** 2

**Site Size:** 0.588 Acres

**Tax Map Identification Number(s):** 3148-2

**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:** Residential, Restricted-Residential, Commercial, and Industrial

**Cleanup Track:** Track 2: Restricted use with generic soil cleanup objectives

**Tax Credit Provisions:**

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 40 %.

Eligibility for Tangible Property Credit is available through: Upside-Down. Tangible Property Credit Component Rate 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 %.

### **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 holders' 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.

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: 12/24/2025

Andrew O. Guglielmi, Director  
Division of Environmental Remediation

## **Exhibit A**

### **Site Description**

**ALL NEW YORK TITLE AGENCY, INC.**

**SCHEDULE A**

**Title No.: ANY2024-7335C**

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Queens, City and State of New York and known and designated on a certain map entitled, "Section 2, Forest Hills West, 2<sup>nd</sup> Ward, Borough of Queens, property of the Matawok Land Co., New York City, Erlandsen & Crowell, Civil Engineers and City Surveyors" and which said map was filed June 22, 1922 as Map No. 4138 in the Office of the Clerk of the County of Queens as Part of Lot Nos. 2894, 2895, 2896, 2897 and Lot Nos. 2898, 2900, 2901, 2902, 2903, 2904, 2905 and 2906 (2894 to 2906 inclusive) in Block No. 72, said lots and part of lots when taken together are more particularly bounded and described as follows:

BEGINNING at the corner formed by the intersection of the northerly side of 68<sup>th</sup> Road with the easterly side of Woodhaven Boulevard;

RUNNING thence northerly along the easterly side of Woodhaven Boulevard, 98.54 feet;

THENCE in a northeasterly direction along a line forming an interior angle of 90 degrees 08' 21" with the easterly side of Woodhaven Boulevard, a distance of 98.37 feet;

THENCE southerly along a line forming an interior angle of 74 degrees 59' 33" with the preceding course, a distance of 18.58 feet;

THENCE easterly along the arc of a circle having a radius of 1240.00 feet, a distance of 174.00 feet;

THENCE southerly a distance of 100 feet to the northerly side of 68<sup>th</sup> Road, distant 229.76 easterly from the aforesaid corner;

THENCE westerly along the northerly side of 68<sup>th</sup> Road along the arc of a circle having a radius of 1140.00, a distance of 229.76 feet to the point or place of BEGINNING.

## **Exhibit B**

### **Site Survey**

LEGEND

Sewer Manhole  
Water Manhole  
Electric Manhole  
Monitoring Well  
Tree & Caliper  
Catch Basin  
Water Valve  
Gas Valve  
Fire Hydrant  
Light Pole  
Traffic Signal  
Traffic Sign  
Pedestrian Ramp  
Top Curb Elevation  
Bottom Curb Elevation  
Legal Grade  
Rim Elevation  
Invert  
Top Catch Basin Elevation  
Bottom Catch Basin Elevation  
Spot Elevation  
Chain Link Fence  
Steel Form Curb  
Concrete or Stone Curb  
Drop Curb  
Sewer Line  
Water Line  
Gas Line  
Point of Beginning

P.O.B.

**SCHEDULE A**  
Title No.: ANY2024-7335C

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Queens, City and State of New York and known and designated on a certain map entitled, "Section 2, Forest Hills West, 2nd Ward, Borough of Queens, property of the Matavosk Land Co., New York City, Erlandsen & Crowell, Civil Engineers and City Surveyors" and which said map was filed June 22, 1922 as Map No. 4138 in the Office of the Clerk of the County of Queens as Part of Lot Nos. 2894, 2895, 2896, 2897 and Lot Nos. 2898, 2900, 2901, 2902, 2903, 2904, 2905 and 2906 (2894 to 2906 inclusive) in Block No. 72, said lot and part of lots when taken together are more particularly bounded and described as follows:

BEGINNING at the corner formed by the intersection of the northerly side of 68th Road with the easterly side of Woodhaven Boulevard;

RUNNING thence northerly along the easterly side of Woodhaven Boulevard, 98.54 feet;

THENCE in a northeasterly direction along a line forming an interior angle of 90 degrees 08' 21" with the easterly side of Woodhaven Boulevard, a distance of 98.37 feet;

THENCE southerly along a line forming an interior angle of 74 degrees 59' 33" with the preceding course, a distance of 18.58 feet;

THENCE easterly along the arc of a circle having a radius of 1240.00 feet, a distance of 174.00 feet;

THENCE southerly a distance of 100 feet to the northerly side of 68th Road, distant 229.76 feet easterly from the aforesaid corner;

THENCE westerly along the northerly side of 68th Road along the arc of a circle having a radius of 1140.00', a distance of 229.76 feet to the point or place of BEGINNING.

**NOTES**

1) At the time of this survey there was no observable evidence of recent earth moving work, building construction, or building alterations.

2) There is no evidence of recent street or sidewalk construction or any proposed changes to street right of way lines.

3) There are no wetland areas delineated on this property.

4) No portion of the property shown on the survey lies within a special hazard area, as delineated on the Flood Insurance Rate Map Number: 3004970220R, dated September 5, 2007, for the community in which the subject property is located (Zone X).

5) There are no proposed parking spaces on this property.

6) Surveyor not yet supplied with Zoning information.

7) The legal description forms a mathematically closed figure.

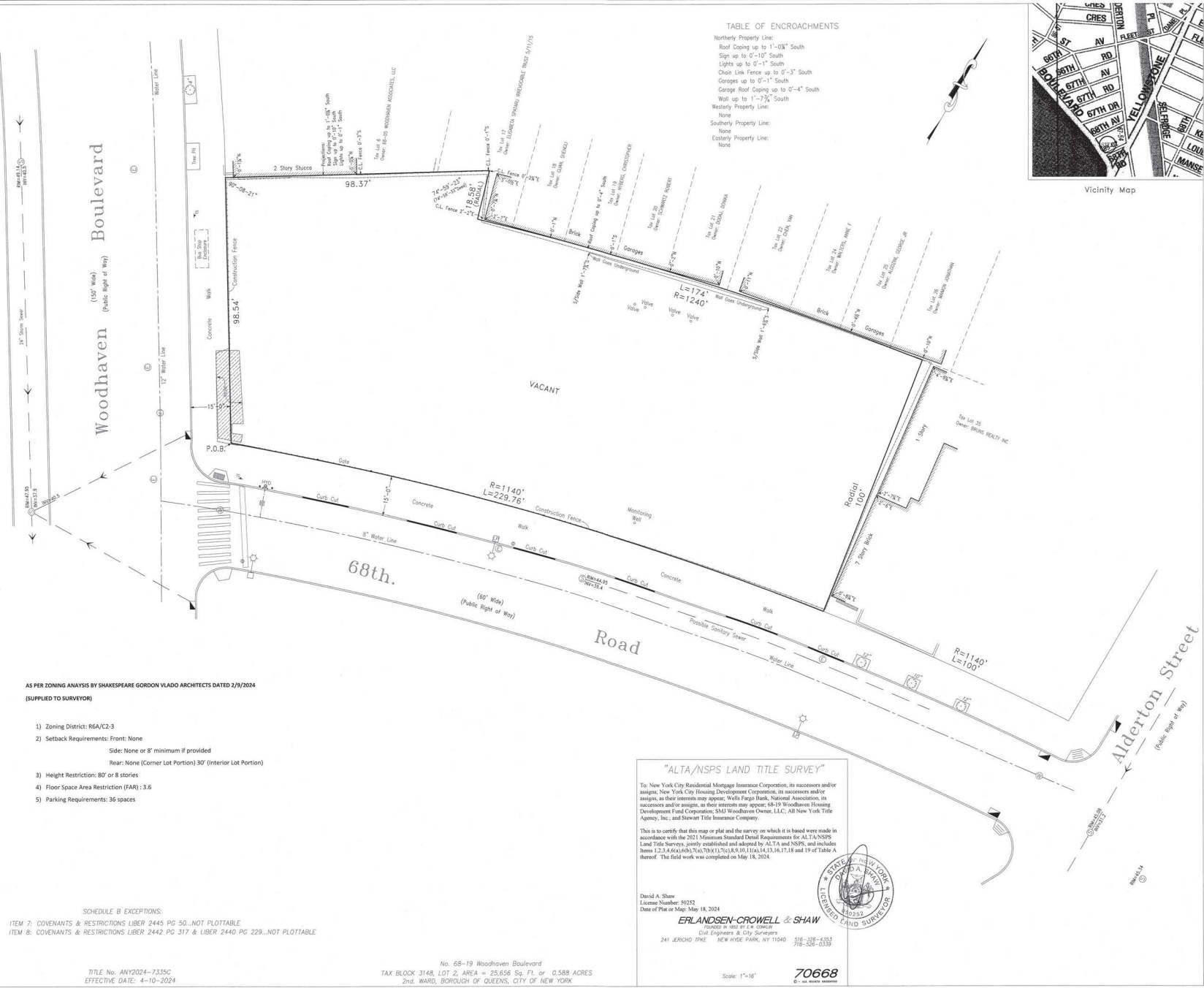
8) The property depicted on the survey is the same property described in the title commitment.

9) There are no unrecorded visible easements or rights of way that the surveyor has been advised of.

10) This property has direct access to 68th Road and Woodhaven Boulevard, both publicly dedicated right of ways.

11) The subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.

12) There were no observed encroachments within 100' of the surveyed property.



**AS PER ZONING ANALYSIS BY SHAKESPEARE GORDON VLADO ARCHITECTS DATED 2/9/2024**  
**(SUPPLIED TO SURVEYOR)**

1) Zoning District: R6A/C2-3  
2) Setback Requirements: Front: None  
Side: None or 8' minimum if provided  
Rear: None (Corner Lot Portion) 30' (Interior Lot Portion)  
3) Height Restriction: 80' or 8 stories  
4) Floor Space Area Restriction (FAR): 3.6  
5) Parking Requirements: 36 spaces

**SCHEDULE B EXCEPTIONS:**  
ITEM 7: COVENANTS & RESTRICTIONS LIBER 2445 PG 50..NOT PLOTTABLE  
ITEM 8: COVENANTS & RESTRICTIONS LIBER 2442 PG 317 & LIBER 2440 PG 229..NOT PLOTTABLE

Title No. ANY2024-7335C  
EFFECTIVE DATE: 4-10-2024

No. 68-19 Woodhaven Boulevard  
TAX BLOCK 3148, LOT 2, AREA = 25.656 Sq. Ft. or 0.588 ACRES  
2nd. WARD, BOROUGH OF QUEENS, CITY OF NEW YORK

"ALTA"/NSPS LAND TITLE SURVEY"

To: New York City Residential Mortgage Insurance Corporation, its successors and/or assigns; New York City Housing Development Corporation, its successors and/or assigns, as their interests may appear; Wells Fargo Bank, National Association, its successors and/or assigns, as their interests may appear; 68-19 Woodhaven Housing Development Fund Corporation; S.M. Woodhaven Owner, L.L.C.; All New York Title Agency, Inc.; and Stewart Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1.2.3.4.6.8.10.11.12.13.14.15.16.17.18 and 19 of Table A thereof. The field work was completed on May 18, 2024.

David A. Shaw  
Licensor Number: 80252  
Date of Plat or Map: May 18, 2024

**ERLANDSEN-CROWELL & SHAW**  
Civil Engineers & City Surveyors  
241 JERICHO TPK. NEW HYDE PARK, NY 11040 516-228-4393  
718-528-0339

Scale: 1"=16'

**70668**  
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## **NOTICE OF CERTIFICATE OF COMPLETION**

### **Brownfield Cleanup Program**

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

68-19 Rego Park LLC, Site ID No. C241258  
68-19 Woodhaven Boulevard, Queens, NY 11374  
Queens, Queens County, Tax Map Identification Numbers: 3148-2

**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 68-19 Rego Park LLC, SMJ Woodhaven Owner LLC, and 68-19 Woodhaven Housing Development Fund Corporation for one parcel totaling approximately 0.588 acres located at 68-19 Woodhaven Boulevard in Queens, Queens 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.

**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.

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 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, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/C241258/>

**68-19 Rego Park LLC, Site ID No. C241258  
68-19 Woodhaven Boulevard, Queens, NY 11374**

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

SMJ Woodhaven Owner 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:**  
Juan Barahona  
SMJ Woodhaven Owner LLC  
628 6<sup>th</sup> Avenue  
Brooklyn, NY 11215

**68-19 Rego Park LLC, Site ID No. C241258**  
**68-19 Woodhaven Boulevard, Queens, NY 11374**

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

68-19 Woodhaven 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:**  
Juan Barahona  
SMJ Woodhaven Owner LLC  
628 6<sup>th</sup> Avenue  
Brooklyn, NY 11215