



**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
pzuccarello@pca@gmail.com

Juan Barahona
SMJ Woodhaven Owner LLC
628 6th Avenue
Brooklyn, NY 11215
juan@smjdevelopment.com

Jacqueline Tom, Esq.
68-19 Woodhaven Housing Development Fund Corporation
C/O Settlement Housing Fund, Inc
247 West 37th Street, 4th Floor
New York, NY 10018
jt@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, pzuccarello@cpa@gmail.com
J. Barahona - SMJ Woodhaven Owner LLC, juan@smjdevelopment.com
J. Tom, Esq. - 68-19 Woodhaven Housing Development Fund Corporation,
jtom@shfinc.org
L. Schnapf – Schnapf LLC, larry@schnapflaw.com
C. Vooris – NYSDOH, Christine.Vooris@health.ny.gov
S. McLaughlin – NYSDEC, scarlett.mclaughlin@health.ny.gov
D. Tucholski – NYSDOH, daniel.tucholski@health.ny.gov
Matt Gokey, matthew.gokey@tax.ny.gov
Paul Takac, 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

68-19 Rego Park LLC

SMJ Woodhaven Owner LLC

68-19 Woodhaven Housing Development Fund Corporation

Address

148-29 Cross Island Parkway, Whitestone, NY 11357

628 6th Avenue, Brooklyn, NY 11215

c/o Settlement Housing Fund, Inc

247 West 37th Street, 4th 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, 2nd 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 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 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.

Exhibit B

Site Survey

LEGEND

Sewer Manhole	
Water Manhole	
Electric Manhole	
Monitoring Well	
Tree & Culper	
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 Face 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 pole, poles or pencils of land, situated, lying and being in the Borough and County of Queens, City and State of New York and known and designated on a certain map as "Section 2, Forest City, West 2nd Ward, Borough of Queens, property of the Mansukh 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 parts 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, 98.54 feet;

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 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.

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

NOTES

- 1) At the time of this survey there was no observable evidence of recent earth moving, building construction, or building additions.
- 2) There is no evidence of recent street or sidewalk construction or any other earth moving activity.
- 3) There are no utility areas delineated on the property.
- 4) No portion of the property shown on the survey lies within a special hazard area, as described on the Flood Insurance Rate Map (FIRMs) or any other map or report issued by FEMA for the community in which the subject property is located (Zone X).
- 5) There are no striped parking spaces on this property.
- 6) The subject property is not yet supplied with Zoning information.
- 7) The subject property does not form 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 valid easements or rights of way over the survey area.
- 10) The 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) All lines were measured perpendicular within 10' of the surveyed property.

SCHEDULE B EXCEPTIONS:

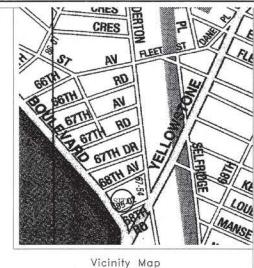
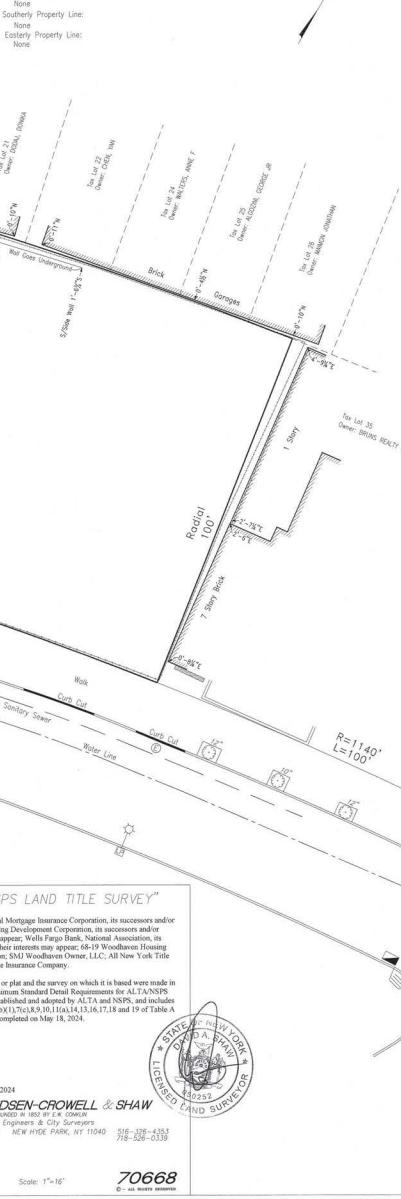
- ITEM 7: COVENANTS & RESTRICTIONS LIBER 2445 PG 50, NOT PLOTTABLE
- ITEM 8: COVENANTS & RESTRICTIONS LIBER 2442 PG 317 & LIBER 2440 PG 229, NOT PLOTTABLE

FILED 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

TABLE OF ENCROACHMENTS

Northw. Property Line:
Roof Capping up to 1'-0" South
Sign up to 0'-10" South
Lights up to 0'-1" South
Chain Link Fence up to 0'-3" South
Gutters up to 0'-1" South
Gutter Roof Capping up to 0'-4" South
Wall up to 1'-7 1/2" South
Westerly Property Line:
None
Southerly Property Line:
None
Easterly Property Line:
None



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 21st 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 6th 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 6th Avenue
Brooklyn, NY 11215