



**OFFICE OF ENVIRONMENTAL REMEDIATION**

100 Gold Street – 2nd Floor  
New York, New York 10038

**Shaminder Chawla**  
**Acting Director**  
Tel: (212) 788-8841

August 20, 2024

Mr. Yitzchok Katz  
Lorimer St Holdings LLC  
505 Flushing Avenue, Suite 1F  
Brooklyn, NY 11205

Re: Notice of Completion  
575 Grand Street, Brooklyn, NY  
OER Site Number: 18CVCP079K

Dear Mr. Katz:

The New York City Office of Environmental Remediation (OER) is pleased to inform you that the Remedial Action Report for the above-referenced site is hereby approved, allowing the Notice of Completion (NOC) to be issued for the site. Please find the Notice of Completion attached, the issuance date of which is August 20, 2024. Congratulations!

To apply for a Brownfield Incentive Grant (BIG) cleanup grant, submit a grant application within 6 months of the NOC issuance date. More information is available at:  
<https://www.nyc.gov/site/oer/grants/big-grants.page>

If you have any questions regarding any of these items, please contact me at 212-442-3007.

Sincerely,

Shaminder Chawla  
Acting Director



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**NOTICE OF COMPLETION**

**Notice Holder(s):** Lorimer St Holdings LLC

**Site Information:** Site Name: 575 Grand Street  
Site Owner: Lorimer St Holdings LLC  
Street Address: 575 Grand Street, Brooklyn, NY  
Block 2780, Lot 1 {Formerly 1, 31, 32, 33, 34, 35, 36, 37, 38}  
OER Site Number: 18CVCP079K

**Project Description:** The development project consisted of redeveloping Lot 1 with a new 9-story mixed use (residential and commercial) building with a partial cellar level. The 1st floor covers the entire footprint of the lot.

The cellar covers the entire footprint of the lot with the exception of a 66 SF area in the southeast corner of the lot. This area consists of the concrete capped parking garage ramp to the 2nd floor parking garage. The cellar contains a 4,986 SF retail space, 10,160 SF of accessory space for the fresh food store on the 1st floor, a residential recreational space and laundry room, and the building's utility meter rooms, refuse storage room, and trash compactor room.

The 1st floor consists of a 17,708 SF fresh food store, a 263 SF retail space, the residential lobby/entrance, and the parking garage ramps for the 2nd floor parking garage. The 2nd floor consists of 14,271 SF of parking, and residential apartments. The 3rd through 9th floors will consist of residential apartments.

The top of the cellar slab was constructed at a depth of approximately 12.5 ft below grade. Therefore, the cellar was excavated to a depth of 13 ft below grade with additional deeper excavation to 15 ft for the footings/grade beams, and 18 ft for the elevator pit. The top 8 ft of soil/fill was removed from the 66 SF area in the southeast corner of the lot to install the parking garage ramp and was backfilled as needed with ¾" bluestone.

**Date of Voluntary**

**Cleanup Agreement:** June 9, 2022

**Notice Issuance**

This Notice of Completion, hereinafter referred to as the "Notice," is issued pursuant to Chapter 9 of Title 24 of the Administrative Code of the City of New York.

This Notice has been issued upon satisfaction of the Director, following review by the Office of the Remedial Action Report and data submitted pursuant to the Voluntary Cleanup Agreement, as well as any other relevant information regarding the Site, that the remediation requirements set forth at Section 1407 of Title 43 of the Rules of the City of New York have been achieved in accordance with the Remedial Action Work Plan.

The remedial program for the Site has achieved a cleanup level that would be consistent with the following categories of uses:

- Unrestricted Use
- Restricted Use (Track 2):
  - Residential
  - Restricted Residential
  - Commercial

**Liability Limitation**

Upon issuance of this Notice of Completion, and subject to the terms and conditions set forth herein, the Notice holder(s) shall be entitled to the liability limitation provided in Section 906 of Title 24 of the administrative code of the City of New York. The liability limitation shall run with the land, extending to the Notice 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 Section 906 of Title 24 of the administrative code of the City of New York, and any other applicable provision of law.

In accordance with a Memorandum of Agreement between the New York State Department of Environmental Conservation and the New York City Mayor’s Office of Environmental Remediation dated July 10, 2012, New York State Department of Environmental Conservation agrees that this site is of no further interest, and it does not plan or anticipate taking administrative or judicial action with regard to the property.

**Notice of Transferability**

This Notice may be transferred to the Notice holder’s successors or assigns upon transfer or sale of the Site as provided by section 906(c) of the administrative code of the City of New York.

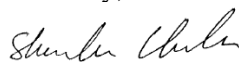
**Notice Modification/Revocation**

This Notice of Completion may be modified or revoked by the Director following notice in accordance with Section 43-1408(f) of the Rules of the City of New York 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 City Voluntary Cleanup Agreement;
- (2) 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 Voluntary Site Cleanup Agreement were reached; or
- (3) there is good cause for such modification or revocation.

The Notice 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 isn’t cured or a request for a hearing received within such 30-day period, the Notice shall be deemed modified or vacated on the 31<sup>st</sup> day after the Office notice.

Sincerely,



Shaminder Chawla  
Acting Director  
New York City Office of Environmental Remediation

Date of Issuance: August 20, 2024  
Site No.: 18CVCP079K