



OFFICE OF ENVIRONMENTAL REMEDIATION

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

Mark McIntyre, Esq.
Director

Tel: (212) 788-8841

December 17, 2018

Bessie Giannopoulos
36-27 31st Street Property, LLC
28-10 38th Avenue
Long Island City, NY 11101

Re: Notice of Completion
36-27 31st Street, Queens, NY
OER Site Number: 15CVCP136Q

Dear Bessie Giannopoulos:

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 December 17, 2018. Congratulations!

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

Sincerely,

Shaminder Chawla
Deputy Director



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NOTICE OF COMPLETION

Notice Holder(s): Bessie Giannopoulos
36-27 31st Street Property, LLC
28-10 38th Avenue
Long Island City, NY 11101

Site Information: Site Name: 36-27 31st Street
Site Owner: 36-27 31st Street Property, LLC
Street Address: 36-27 31st Street, Queens, NY
Block 600, Lot 7501 (Former Lot 16)
OER Site Number: 15CVCP136Q

Project Description: The use of the Site consists of a 7-story mixed commercial, office, and residential building. The new building does not have a cellar. The total gross square footage of the building is approximately 38,000-square feet, including approximately 22,291-square feet of residential space, approximately 7,196-square feet of recreational, utility, and common area space, approximately 3,300-square feet of office space and 5,329-square feet utilized as an attended covered parking garage. Property is fully built and there are no landscaped areas. The first floor is utilized as parking, commercial space and lobby for residential units, the 2nd floor is utilized as office space, gym, laundry and recreational rooms, as well as an outdoor patio. The floors above (3rd through 7th) are utilized as residential units. The previous building's foundation walls were kept in place and minor excavation of 2,137.08 tons of soil took place to install additional footings to support the foundation. The entire site was excavated to 4 feet across the entire Site, with localized deeper excavations extending to 8 feet below grade for construction of an elevator pit/concrete footings and 10 feet below grade for an elevator sump pit. The water table is approximately 29 feet below ground surface (bgs). The current zoning designation is M1-2/R6-A. The new building use is consistent with existing zoning for the property.

**Date of Voluntary
Cleanup Agreement:** May 22, 2015

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:
 - Residential
 - Restricted Residential
 - Commercial
 - Industrial

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 31st day after the Office notice.

Sincerely,

A handwritten signature in black ink, appearing to read "Shaminder Chawla". The signature is fluid and cursive, with the first name being more prominent.

Shaminder Chawla
Deputy Director
New York City Office of Environmental Remediation

Date of Issuance: December 17, 2018
Site No.: 15CVCP136Q