



OFFICE OF ENVIRONMENTAL REMEDIATION

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

Shaminder Chawla
Acting Director

Tel: (212) 788-8841

March 8, 2024

Nathalie Parizat
96 North 1st Street, LLC
267 East Jericho Turnpike
Mineola, NY 11501

Re: Notice of Completion
96 North 1st Street, Brooklyn, NY
OER Site Number: 15CVCP013K

Dear Nathalie Parizat:

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 February 22, 2024. Congratulations!

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): 96 North 1st Street, LLC

Site Information: Site Name: 96 North 1st Street
Site Owner: 96 North 1st Street, LLC
Street Address: 96 North 1st Street, Brooklyn, NY
Block 2379, Lot 13
OER Site Number: 15CVCP013K

Project Description: The redevelopment plan consisted of altering the existing warehouse into a 7-story condominium building with a partial basement and rear yard. Two existing walls and foundation elements remained as part of new building's foundation wall. The altered building has a height of 70 feet, contains 6 apartment units, and covers 75% of the site. The building is equipped with an elevator located in the northeastern portion of the building. The partial basement (appr. 60% of the building's footprint) is for mechanical equipment only. The recessed living room (appr. 40% of the building's footprint) is part of the first-floor apartment.

The following excavation was performed for remediation and construction: excavation to 2 feet bgs in the rear yard; excavation to 5.75 feet bgs in the recessed living room in the rear portion of the building; excavation to 10'-8" bgs in the basement area in the front portion of the building; and excavation to 17.5 feet bgs in the elevator pit. The excavation in the vicinity of EP-3 in the recessed living room was later extended to 7 feet to further remove soil exceeding Track 4 Site Specific Soil Cleanup Objectives (SCOs). A total of 1,225.78 tons of soil/fill were excavated and removed during the excavation.

**Date of Voluntary
Cleanup Agreement:** August 2, 2016

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 "Shaminder" and last name "Chawla" clearly distinguishable.

Shaminder Chawla
Acting Director
New York City Office of Environmental Remediation

Date of Issuance: March 8, 2024
Site No.: 15CVCP013K