



OFFICE OF ENVIRONMENTAL REMEDIATION

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

Mark P. McIntyre, Esq.
Director

Tel: (212) 788-8841

December 29, 2021

Re: Notice of Completion
130-02 South Conduit Avenue, Queens, NY
OER Site Number: 19CVCP082Q

Dear Josh Weingarten:

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 29, 2021. 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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New York, New York 10038

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NOTICE OF COMPLETION

Notice Holder(s): South Conduit Property Owner LLC
30-56 Whitestone Expressway
Whitestone, New York

Site Information: Site Name: 130-02 South Conduit Avenue
Site Owner: Triangle Equities/ South Conduit Property Owner LLC
Street Address: 130-02 S. CONDUIT AVENUE, Queens, NY
Block 11884, Lot 150 (Formerly Lots 160, 170, & 180)
OER Site Number: 19CVCP082Q

Project Description: The redevelopment plan for the Site consists of the construction of the first vertical logistics facility in the JFK market. One five-story building has been constructed with warehouse, self-storage, and retail components with one level of subgrade parking facilities. The building is designed to allow 53 feet tractor-trailer access to both the first and second floors through the use of an all-weather ramp. The third, fourth, and fifth floors will be accessible via freight and passenger elevators. The redevelopment has 107,498 sf of exterior development area (truck courts and parking) and 297,098 sf of gross floor area.

The redevelopment covers the entire footprint of the Site and is approximately 118,878 sf. The cellar level (approximately 114,063 sf) consists of back of house equipment area, a warehouse used for a commercial purpose (tenant/s are be determined), and subgrade parking (approximately 61,002 sf). The construction included excavation of onsite soils to a depth of 9.5 to 13.5 feet throughout the entirety of the Site to meet the proposed elevation of 8.5 feet above mean sea level (ft amsl), with localized excavations completed for the installation of elevator pits to an approximate elevation of 3 ft amsl. Approximately 67,215 cubic yards of soil/fill were excavated from the Site.

The current zoning designation is M1-2, which is a sub-district of M1 Zoning in New York City. M1 is a Light Manufacturing Zoning District having manufacturing, commercial, and community facility uses (Block 11884, Lots 150). The use of the redevelopment is consistent with existing zoning for the Site.

**Date of Voluntary
Cleanup Agreement:** December 2, 2019

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", written in a cursive style.

Shaminder Chawla
Deputy Director
New York City Office of Environmental Remediation

Date of Issuance: December 29, 2021
Site No.: 19CVCP082Q