



**OFFICE OF ENVIRONMENTAL REMEDIATION**

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

**Mark McIntyre, Esq.**  
**Director**

Tel: (212) 788-8841

April 14, 2023

Michael Hakimian  
212 East 125th Street LLC  
c/o The Hakimian Organization  
8 West 40th Street, 6th Floor  
New York, NY 10018

Re: Notice of Completion  
212 East 125th Street and 215 East 124th Street, Manhattan, NY  
OER Site Number: 20CVCP062M

Dear Mr. Hakimian:

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 April 14, 2023. 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):** 212 East 125th Street LLC

**Site Information:** Site Name: 212 East 125th Street and 215 East 124th Street  
Site Owner: CHR 125 OWNER LLC  
Street Address: 212 East 125th Street and 215 East 124th Street, Manhattan, NY  
Block 1789, Lot 45 (Formerly Lots 45, 43, and 9)  
OER Site Number: 20CVCP062M

**Project Description:**

Two new 12-story residential apartment buildings with a shared rear yard have been constructed at the Site. The current zoning designation for the Site is C4-4D. The proposed use of the new building is consistent with existing zoning for the property.

One of the new building's footprints consists of approximately 75 feet of street frontage along East 125<sup>th</sup> Street (Building A) and occupies approximately 70 feet of the lot (5,250 ft<sup>2</sup> or 33% of Site). The cellar level is developed with a trash compactor room, a common accessory tenant recreation spaces, a common accessory tenant recreation space screening room, commercial storage, laundry room, restrooms, building maintenance rooms, electricity/gas utility rooms, and elevator pit. The 1<sup>st</sup> floor consists of commercial/retail space, a residential lobby area, common accessory tenant recreation space, common accessory outdoor tenant recreation space and elevator access. The 2<sup>nd</sup> through 10<sup>th</sup> floors of the new building consists of residential apartments with bedrooms, bathrooms, and kitchen, and living/dining areas, and a utility closet/trash room. The 11<sup>th</sup> floor consists of residential apartments, a tenant recreation area with outdoor terrace space, and a utility closet/trash room. The 12<sup>th</sup> floor is consistent with residential apartments, two private roof terraces, an outdoor tenant recreation area, and a utility closet/trash room.

The footprint of the new building constructed along East 124<sup>th</sup> Street (Building B) is approximately 5,823 ft<sup>2</sup> (or 37% of the Site). The cellar level consists of a bike storage area, accessory tenant spaces (exercise room, recreation space for meeting, laundry facilities, trash compactor room, water equipment and meter room, fire pump room, telecom rooms, a restroom and an elevator pit. The 1<sup>st</sup> floor consists of a residential lobby and tenant recreation space, a parking attendant booth, utility closet, elevator pit, and an attended parking garage. The 2<sup>nd</sup> through 11<sup>th</sup> floors are comprised of residential apartment spaces consistent with bathroom, bedrooms, kitchens, and living/dining spaces, and a utility closet/trash room. The 12<sup>th</sup> floor is also consistent with residential apartments, a tenant recreation area, and a utility closet/trash room. The rear yard for Building A is approximately 67 feet by 26 and the rear yard for Building B is 57 feet by 34 feet.

The majority of the building footprint was excavated up to 13 feet below grade for the new building constructed along East 125<sup>th</sup> Street. The building footprint along East 124<sup>th</sup> Street was excavated up to 14 feet below grade. Excavations were made up to 19 feet below grade for each of the new building's elevator pit areas. Rear yard areas (1,757 SF Building A and 1,938 SF Building B) were unexcavated.

**Date of Voluntary**

**Cleanup Agreement:** April 29, 2020

**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 4):
  - ☐ 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 31<sup>st</sup> day after the Office notice.

Sincerely,



Shaminder Chawla  
Deputy Director  
New York City Office of Environmental Remediation

Date of Issuance: April 14, 2023  
Site No.: 20CVCP062M