



OFFICE OF ENVIRONMENTAL REMEDIATION
100 Gold Street – 2nd Floor
New York, New York 10038

Mark P. McIntyre, Esq.
Director
Tel: (212) 788-8841

November 4, 2021

Guido Subotovsky
1755 Watson Avenue LLC
40 Fulton Street, 12th Floor
New York, NY 10038

Re: Notice of Completion
1755 Watson Avenue, Bronx, NY
OER Site Number: 18CVCP052X

Dear Guido Subotovsky:

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 November 4, 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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NOTICE OF COMPLETION

Notice Holder(s): Guido Subotovsky
1755 Watson Avenue LLC
40 Fulton Street, 12th Floor
New York, NY 10038

Site Information: Site Name: 1755 Watson Avenue
Site Owner: 1755 Watson Avenue LLC
Street Address: 1755 Watson Avenue, Bronx, NY
Block 3751, Lot 1
OER Site Number: 18CVCP052X

Project Description: The redevelopment consisted of the construction of (3) multi-story mixed-use structures. The three (3) buildings constructed on the lot consist of the following: Building A - Fronting along Rosedale Avenue, encompasses 11,069 sf of the site and consists of a 9-story residential dwelling with 135 apartments ranging from studio to three (3) bedrooms. A trash compactor room, lobby, mail room, bicycle storage, an electrical room and tenant storage are located on the first floor. Building B - Fronting along Watson Avenue, encompasses 15,652 sf of the site and consists of an 8-story mixed-use building with commercial space on the first floor. The second through eighth floor consist of 123 apartments ranging from studio to three (3) bedrooms. Building C - Fronting along Commonwealth Avenue, encompasses 7,629 sf of the site and consists of an 8-story residential dwelling with 68 apartments ranging from studio to one (1) bedroom. A trash compactor room, lobby, laundry room, bicycle storage, an electrical room and tenant storage are located on the first floor.

A sub-grade ventilated parking garage encompasses 21,504 sf and is located beneath Buildings A, B and C. A total of 65 parking spaces, utility room, gas meter room, elevator room, boiler room, electrical room, bicycle storage, trash compactor room, and stair wells for access to the buildings are located in the sub-grade ventilated garage. An above-grade parking garage encompassing 9,900 sf with 55 parking spaces is located on the first-floor in the center of the property. A single-story open space terrace is located directly above the first-floor engineered parking garage.

The excavation depths for the development of the buildings ranged from four (4) feet below grade surface (bgs) beneath Building B and to 12 feet bgs beneath the remainder of the site. The elevator pit located in the southeastern portion of the property (Building B) was excavated to 15 feet bgs. A total of 24,341.61 tons of soil/fill was excavated and removed from the site. The current zoning designation is R7A/C1-4. The residential and commercial mixed-use development is consistent with existing zoning for the property.

Date of Voluntary

Cleanup Agreement: April 30, 2018

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 31st day after the Office notice.

Sincerely,



Shaminder Chawla

Deputy Director

New York City Office of Environmental Remediation

Date of Issuance: November 4, 2021
Site No.: 18CVCP052X