



OFFICE OF ENVIRONMENTAL REMEDIATION

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

Mark P. McIntyre, Esq.
Director

Tel: (212) 788-8841

August 28, 2020

Ms. Marina Trejo
Two Trees Management Co., LLC
45 Main Street, Suite 602, Brooklyn, NY 11201
(718) 222-2500

Re: Notice of Completion
Domino Sugar Site E
325 Kent Ave, Brooklyn, NY, 11249
OER Site Number: 15CVCP001K

Dear Ms. Marina Trejo:

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 August 28, 2020. 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): Marina Trejo
Two Trees Management Co., LLC
45 Main Street, Suite 602, Brooklyn, NY 11201
(718) 222-2500
mtrejo@twotrees-dumbo.com

Site Information: Site Name: Domino Sugar Site E
Site Owner: Two Trees Management Co., LLC
Street Address: 325 Kent Avenue, Brooklyn, NY
Block 2428, Lot 1
OER Site Number: 15CVCP001K

Project Description: A new 16-story mixed use (commercial and residential) building with two cellar levels has been constructed at the Site.

The 51,871 ft² subcellar level occupies a majority of the 57,600 ft² lot. The subcellar consists of 42,674 ft² of residential accessory parking for 216 cars, two bike storage rooms, a staff lounge with a restroom and locker room, a gas meter room, a water meter room, an office and workshop for the superintendent, a detention tank, and several storage rooms. The cellar level is 51,870 ft², and consists of 30,238 ft² of residential accessory parking spaces for 151 cars, and 1,311 ft² of mechanical space which includes the telecommunications room and the electrical room.

The first floor consists of a parking garage entrance, residential accessory parking, commercial/retail space, a residential lobby, two mail rooms, an office, two trash compactor rooms, several small mechanical rooms, a bike storage room, and two storage rooms. The second and third floors consist of residential accessory parking and residential apartments. After the 3rd floor, the building divides into two separate towers. The two residential towers rise from the 4th floor to the 12th floor before joining again at the 13th floor. The 4th through 15th floors consist solely of residential apartments. The sixteenth floor consists of residential accessory spaces, residential storage spaces, and mechanical rooms.

**Date of Voluntary
Cleanup Agreement:** August 1, 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 (Track 2):
 - ☐ 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: August 28, 2020
Site No.: 15CVCP001K