



OFFICE OF ENVIRONMENTAL REMEDIATION

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

Daniel Walsh, Ph.D.
Director

Tel: (212) 788-8841

February 22, 2018

Shelly Listokin
200 Water Property Owner LLC
520 Madison Avenue, 39th Floor
New York, NY 10022

Re: Notice of Completion
200 Water Street, Brooklyn, NY
OER Site Number: 14CVCP181K

Dear Mr. Listokin:

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 20, 2018. 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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100 Gold Street – 2nd Floor
New York, New York 10038

Daniel Walsh, Ph.D.
Director

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NOTICE OF COMPLETION

Notice Holder(s): Shelly Listokin
200 Water Property Owner LLC
520 Madison Avenue, 39th Floor
New York, NY 10022

Site Information: Site Name: 200 Water Street
Site Owner: 200 Water Property Owner LLC
Street Address: 200 Water Street, Brooklyn, NY
Block 41, Lot 7502 (Former Lot 13)
OER Site Number: 14CVCP181K

Project Description: The project consisted of the conversion of the existing 4-story warehouse building into a 6-story residential building with a cellar and crawlspace beneath the entire portion of the building and a rear yard. The Site is 10,500 square feet, and the original building occupied the entire Site. Approximately 30-feet was demolished from the southern portion of the existing building resulting in an approximate 44-foot by 105-foot open area between the building at 200 Water Street and the building developed at 181 Front Street (aka 177 Front Street). The rear yard area, consisting of a patio and landscaped areas, occupies portions of the previous basement which required backfilling to street grade. The new building occupies the remaining 5,880-square-foot portion of the lot with a gross floor area of 43,905 ft² and 15 residential apartment units. The maximum height of the building from Water Street is approximately 80 feet above grade. The cellar includes utility rooms, a refuse room, bicycle storage, and a telecom room. The remaining portion of the former basement (2,700 square feet) was converted into a crawl space used for ventilation. The cellar footprint is 3,180 square feet and is located in the western part of the Site. The only subsurface excavation required was to install an elevator pit and to lower a 1,686 square-foot area of the former basement 8.67 feet to match the grade of the former sub-basement (current cellar). No dewatering was required during excavation. The first floor contains a lobby, residential apartments and an amenity space. A 44-foot by 105-foot patio and landscape area, which is capped with 3-inches of topsoil placed over 1.5-inch thick concrete pavers spaced 1/2 to 1-inch apart that overlays another 7 inches of topsoil is present along the southern portion of the Site.

OER briefed NYSDEC and NYCDOHMH on October 4, 2013 and on February 11, 2014. NYCDOHMH approved remedial actions on December 18, 2013.

**Date of Voluntary
Cleanup Agreement:** December 10, 2014

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:

<input type="checkbox"/>	Unrestricted Use
<input checked="" type="checkbox"/>	Restricted Use (Track 4):
<input type="checkbox"/>	Residential
<input checked="" type="checkbox"/>	Restricted Residential
<input type="checkbox"/>	Commercial
<input type="checkbox"/>	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".

Shaminder Chawla
Deputy Director
New York City Office of Environmental Remediation

Date of Issuance: February 22, 2018
Site No.: 14CVCP181K