



**OFFICE OF ENVIRONMENTAL REMEDIATION**

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

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

Tel: (212) 788-8841

February 1, 2019

Re: Notice of Completion  
160 Leroy Street, Manhattan, NY  
OER Site Number: 15CVCP154M

Dear Mr. Lapera:

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 1, 2019. 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):** Frank Lapera  
160 Leroy, LLC c/o Gorton & Partners, LLC  
20 West 37<sup>th</sup> Street, 11<sup>th</sup> Floor  
New York, NY 10018

**Site Information:** Site Name: 160 Leroy Street  
Site Owner: Frank Lapera  
Street Address: 160 Leroy Street, Manhattan, NY  
Block 601, Lots 4, 8, 10, 1, 5, 7503  
OER Site Number: 15CVCP154M

**Project Description:** Consists of a fourteen-story mixed use residential and commercial building with a cellar. The first floor, which will include an entrance/lobby, commercial retail space, amenities, including a pool, a driveway/culdesac, a loading dock, mechanical equipment and building services, and an outdoor terrace/garden, is about 6 feet above original site grade to comply with the new advisory base flood elevations (ABFEs) published by Federal Emergency Management Agency (FEMA) in response to Tropical Storm Sandy. Residential units consist of a mix of 1-bedroom to 5-bedroom units and are located on the second to twelfth floors. Mechanical equipment is housed on the thirteenth and fourteenth floors. The thirteenth floor also includes an outdoor terrace. The cellar will be used for parking, bicycle storage, tenant storage, amenities, including a laundry room and spa/fitness room, and mechanical equipment and building services.

**Date of Voluntary  
Cleanup Agreement:** October 13, 2015

**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

x   Restricted Residential (Track 4)  
      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