



OFFICE OF ENVIRONMENTAL REMEDIATION

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

Mark P. McIntyre, Esq.
Director

Tel: (212) 788-8841

March 10, 2021

Mr. Joel Kohn
The Jay Group
84 Kosciuszko Street
Brooklyn, NY 11205

Re: Notice of Completion
54-62 W. 125TH STREET, Manhattan, NY
OER Site Number: 19CVCP014M

Dear Mr. Kohn:

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 March 10, 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): Joel Kohn
The Jay Group
84 Kosciuszko Street
Brooklyn, NY 11205

Site Information: Site Name: 54-62 West 125th Street
Site Owner: Joel Kohn
Street Address: 54-62 West 125th Street, Manhattan, NY
Block 1722, Lot 59 (Former Lots 58, 59, 60, 61, 62)
OER Site Number: 19CVCP014M

Project Description: The new building is 17-stories tall and covers an estimated 12,545 sf area. The new building has been constructed atop the existing foundation after expanding the cellar to cover the entire footprint of the Site. The entire cellar extends approximately 12 feet below sidewalk grade and consists of 7,675 sf of commercial space and 4,860 sf of residential space (storage and utility rooms). The first floor consists of 10,834 sf of commercial space and 1,712 sf of residential space (lobby, elevators, hallway/corridor and stairwells). The second floor consists of 7,635 sf of residential space and includes a laundry room, refuse room, recreation rooms, utility rooms, elevators, hallways/corridors and stairwells. The third through seventeenth floors consist of residential apartment units with dormers present along W. 125th Street, a refuse room, elevators, hallway and stairwells. Overall the new building will have 111,414 sf of residential space.

**Date of Voluntary
Cleanup Agreement:** September 20, 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:
 - Residential
 - Restricted Residential (Track 4)
 - Commercial

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: March 10, 2021
Site No.: 19CVCP014M