



OFFICE OF ENVIRONMENTAL REMEDIATION

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

Daniel Walsh, Ph.D.
Director

Tel: (212) 788-8841

June 7, 2018

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

Re: Notice of Completion
177 Front Street, Brooklyn, NY
OER Site Number: 14CVCP180K

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 May 30, 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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Director

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NOTICE OF COMPLETION

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

Site Information: Site Name: 177 Front Street
Site Owner: 177 Front Property Owner, LLC
Street Address: 177-183 Front Street, Brooklyn, NY
Block 41, Lot 42, (Former Lots 13, 42 and 44)
OER Site Number: 14CVCP180K

Project Description: The Site was redeveloped as a new 12-story apartment building, with a cellar level parking garage. The total Site area is 18,625-square feet, with the cellar-level parking garage occupying 100% of the lot and the new apartment building occupying 78% of the lot. A 4,087 square foot patio occupies the northern portion of the lot and overlies a portion of the cellar parking garage. The new apartment building has a gross floor area of 105,023 ft² and a maximum height of 120 feet above grade. The cellar occupies the entire site and includes a parking garage, utility rooms, bicycle storage, and commercial storage. The first floor includes a 1,447 ft² commercial space, lobby, recreational area and seven residential apartments (11,960 sf). The patio is constructed of concrete pavers and a vegetative green roof system. An additional 94 residential apartment units will be present on the 2nd through 12th floors. The maximum excavation depth for the cellar varied across the Site from 10 to 22 feet below ground surface (bgs).

**Date of Voluntary
Cleanup Agreement:** October 6, 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:

- ☐ 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,

A handwritten signature in black ink, appearing to read "Shaminder Chawla". The signature is fluid and cursive, with the first name "Shaminder" and last name "Chawla" clearly distinguishable.

Shaminder Chawla
Deputy Director
New York City Office of Environmental Remediation

Date of Issuance: May 30, 2018
Site No.: 14CVCP180K