



**Office of Environmental Remediation**

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

**Shaminder Chawla**

**Acting Director**

Tel: (212) 788-8841

June 10, 2025

Chaskel Landau  
303 Wythe Ave LLC  
199 Lee Avenue #962  
Brooklyn, NY 11211

Re: Notice of Completion  
303 Wythe Avenue, Brooklyn, NY  
OER Site Number: 23CVCP012K

Dear Mr. Landau:

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 June 10, 2025. Congratulations!

To apply for a Brownfield Incentive Grant (BIG) cleanup grant, submit a grant application within 6 months of the NOC issuance date. More information is available on OER's website at <https://www.nyc.gov/site/oer/grants/big-grants.page>

If you have questions regarding any of these items, please contact me at 212-442-3007.

Sincerely,

Shaminder Chawla  
Acting Director



**Office of Environmental Remediation**

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

**Shaminder Chawla**

**Acting Director**

Tel: (212) 788-8841

**Notice of Completion**

**Notice Holder(s):** 303 Wythe Ave LLC

**Site Information:** Site Name: 303 Wythe Avenue  
Site Owner: 303 Wythe Ave LLC  
Street Address: 303 Wythe Avenue, Brooklyn, NY  
Block 2404, Lot 1  
OER Site Number: 23CVCP012K

**Project Description:** The development project consisted of an alteration-type (Alt.1) renovation constructed using portions of the existing single-story warehouse building (primarily the exterior walls). The single-story warehouse was renovated into a five-story mixed-use (commercial and residential) building with a partial cellar level. The new five-story building contains a 27,824-square foot (SF) total gross area including cellar. The partial cellar covers an 1,881.4 SF area on the southern corner of the Site which contains utility rooms, compactor area, water detention tank, bike storage, a trash compactor room, an elevator and an elevator control room. The first floor covers the entire 7,500 SF Site area and contains 6,109.7 SF commercial-retail space, including a small 170 SF commercial space (Retail B) at the southern portion of the property along South 2nd Street and a large 5,588.4 SF commercial space (Retail A) covering approximately 75 percent of the floor space and excludes the south corner of the building. The first floor also includes 761.5 SF of residential space which includes a residential lobby, closet and restrooms, and a 289.1 SF community facility. The second floor consists of 6,200.2 SF of residential space (twelve residential apartments), and a 1,299.8 SF terrace is present at the east corner of the second floor. The third floor consists of 5,195.6 SF of residential space which is divided into five residential apartments, a bike room, trash room, a 452.7 SF terrace present on the southern portion of the third floor, and a 468.4 SF common recreation area is present in the approximate center of the third floor. The fourth floor consists of 5,732.5 SF of residential space which is divided into five residential apartments and utility rooms. The fifth floor consists of 2,178.7 SF of residential space which is divided into three residential apartments, three private roof terraces, and two common roof terraces.

The new five-story building has a maximum base height of 43.4 feet above grade at the rooftop of the fourth floor, where the outdoor terraces are present. The building has a maximum build height of 53.3 feet at the rooftop of the fifth floor, and a height of 64.5 feet at the top of the elevator and stairwell bulkheads. There are no open spaces in this development.

**Date of Voluntary**

**Cleanup Agreement:** December 8, 2022

**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 Title 24 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  
Acting Director  
New York City Office of Environmental Remediation

Date of Issuance: June 10, 2025  
Site No.: 23CVCP012K