



**OFFICE OF ENVIRONMENTAL REMEDIATION**

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

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

Tel: (212) 788-8841

April 28, 2022

Paul Bergin  
622 West 51st Street Holdings, LLC  
777 North Lake Zurich Road  
Barrington, Illinois 60010

Re: Notice of Completion  
622 West 51<sup>st</sup> Street, Manhattan, NY  
OER Site Number: 19CVCP035M

Dear Mr. Bergin:

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 April 28, 2022. 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):** Paul Bergin  
622 West 51<sup>st</sup> Street Holdings, LLC  
777 Lake Zurich Rd., Suite 200  
Barrington, IL 60010

**Site Information:** Site Name: 622 West 51<sup>st</sup> Street  
Site Owner: 622 West 51<sup>st</sup> Street Holdings, LLC  
Street Address: 622 W. 51<sup>st</sup> Street, Manhattan, NY  
Block 1098, Lot 48  
OER Site Number: 19CVCP035M

**Project Description:** The Site redevelopment consists of an eight-story self-storage facility, including a cellar area. The cellar, which occupies the entire building footprint, contains self-storage units, an electrical room, and a mechanical room. Floor one consists of self-storage units, an office space for the self-storage facility, janitorial closet, and restrooms. Driveway access to the interior of the building for loading and offloading by building tenants is located on the western exterior of the Site building. Floors two through eight consist solely of self-storage units. Two stairways, one on the east side of the building and one on the west side of the building, as well as elevators located in the center of the building, provide access to all floors including the cellar. The building contains 97,817 square feet of rentable storage area. The footprint of the building is approximately 17,100 square feet and the total Site area is 25,140-square feet. The zoning requirements for this property do not require on-Site parking spaces for customers; therefore, no on-Site parking was constructed during this redevelopment. An exterior driveway for loading and offloading access by building tenants is located on the west side of the building along the western property line. All exterior areas were capped with an engineered composite cap. The redeveloped Site use is consistent with the existing zoning for the property.

**Date of Voluntary**

**Cleanup Agreement:** December 5, 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 (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 31<sup>st</sup> day after the Office notice.

Sincerely,



Shaminder Chawla

Deputy Director

New York City Office of Environmental Remediation