



OFFICE OF ENVIRONMENTAL REMEDIATION

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

Daniel Walsh, Ph.D.
Director

Tel: (212) 788-8841

September 27, 2017

Woodrow Plaza LLC #2
15 Seguire Avenue
Staten Island, NY 10309

Re: Notice of Completion
1243-1275 Woodrow Road, Staten Island, NY
OER Site Number: 12CVCP063R

Dear Leonello Savo, Jr:

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 September 27, 2017. Congratulations!

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

Sincerely,

Shaminder Chawla
Deputy Director



OFFICE OF ENVIRONMENTAL REMEDIATION

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

Daniel Walsh, Ph.D.
Director

Tel: (212) 788-8841

NOTICE OF COMPLETION

Notice Holder(s): Woodrow Plaza LLC #2
15 Seguine Avenue
Staten Island, NY 10309

Site Information: Site Name: 1243-1275 Woodrow Road
Site Owner: Leonello Savo, Jr
Street Address: 1275 Woodrow Road, Staten Island, NY
Block 6145, Lots 13, 16, 40, 300
OER Site Number: 12CVCP063R

Project Description: The Site is located at 1243-1275 Woodrow Road in the Rossville neighborhood section in the borough of Staten Island, New York and is identified as Block 6145 and Lots 13, 16, 40, and 300 on the New York City Tax Map. The Site is 79,626-square feet and is bounded by a retail shopping center to the north, Woodrow Road to the south, Alverson Avenue to the east, and Rossville Avenue to the west.

The Site development consists of two (2) two-story commercial and retail buildings with parking below grade and outdoor parking improvements in the rear of the buildings that have a combined lot area of 79,626 square feet. The square footage of Building A on the first floor is 11,192.07 square feet and Building B on first floor is 7,736.28 square feet. The current zoning designation is R3X residential with a C2-2 overlay (commercial). The current use is consistent with existing zoning for the property.

Parking for vehicles is beneath both buildings and in the parking spaces provided on-site. Excavation and grading on-site has been completed to construct the subgrade parking area and to level the Site for construction purposes. Excavation depths ranged from a minimum of approximately one foot on the western portion of the Site and generally increasing to a maximum of approximately 11.5-feet on the eastern portion of the Site. The total volume of excavated soil was approximately 22,225 cubic yards; however, approximately 700 cubic yards of this material was re-used on the Site for grading. On-site fill was used to grade and level areas of the site and to construct additional parking spaces. Groundwater exists at elevation +/- 60 feet mean sea level (MSL). The maximum cut in elevation is 102' MSL or 50+ feet above the existing groundwater table.

Date of Voluntary

Cleanup Agreement: April 15, 2013

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
 - 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,



Shaminder Chawla
Deputy Director
New York City Office of Environmental Remediation

Date of Issuance: September 27, 2017
Site No.: 12CVCP063R