



OFFICE OF ENVIRONMENTAL REMEDIATION

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

Shaminder Chawla
Acting Director
Tel: (212) 788-8841

December 5, 2023

Bridget McCrum
Two Trees Management
45 Main Street, Suite 602
Brooklyn, NY 11201

Re: Notice of Completion
Domino Sugar Site A, Brooklyn, NY
OER Site Number: 15CVCP002K

Dear Ms. McCrum:

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 December 5, 2023. Congratulations!

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

Sincerely,

Shaminder Chawla
Acting Director



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NOTICE OF COMPLETION

Notice Holder(s): Two Trees Management

Site Information: Site Name: Domino Sugar Site A
Site Owner: 260 Kent LLC
Street Address: 254–268 Kent Avenue, Brooklyn, NY
Block 2414, Lot 2 (Formerly part of Lot 1)
OER Site Number: 15CVCP002K

Project Description: A new 42-story mixed use (commercial and residential) building with a full cellar has been constructed at the Site.

The 26,000 SF cellar level occupies the entire footprint of the lot and consists of a gas meter room, telecommunications room, electrical and switchboard room, fire pump room, two commercial locker rooms, water service room, a 2,199 SF bike storage room, a 791 SF commercial refuse room, a 1,731 SF residential refuse room, a staff break room, a residential laundry room, a residential recycling room, residential office and storage rooms, emergency generator room and fuel oil storage room, and a total of 9,741 SF of accessory commercial space for the first floor retail spaces fronting River Avenue.

The first floor consists of three commercial/retail spaces totaling 12,454 SF, a 2,398 SF commercial lobby, a 2,810 SF residential lobby with a 876 SF marketing office, and a 568 SF residential package room, and a commercial loading dock with accessory commercial dock storage. The second floor consists of a 12,663 SF commercial/office space, and several mechanical rooms. The third floors consist of a 10,562 SF commercial/office space, a 378 ft² mechanical room, a 255 SF commercial mechanical/electrical room, a 287 ft² emergency generator room, and a health and wellness center that contains a 2,614 ft² training area, 737 SF studio space, 1,000 SF cardio room, 609 SF stretch area, and 253 SF reception area. The fourth floor consists of the building's amenities, and commercial office space.

The building then divides into two separate towers. The 5th through 26th floors of the northern tower consist of office space, and the 5th through 26th floors of the southern tower consist of residential apartments. The two towers join at the 27th floors for additional residential apartments to the 42nd floor.

Excavation to an average depth of 15 feet was performed across Site A. Additional deeper excavation was performed for elevator pit(s), footings, and pile caps.

**Date of Voluntary
Cleanup Agreement:** November 18, 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:
 - 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 about 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.

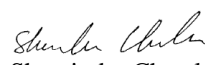
Notice Modification/Revocation

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
Acting Director
New York City Office of Environmental Remediation

Date of Issuance: December 5, 2023
Site No.: 15CVCP002K