



OFFICE OF ENVIRONMENTAL REMEDIATION

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

Daniel Walsh, Ph.D.
Director

Tel: (212) 788-8841

April 19, 2018

Greg Altshuler
403 Greenwich Enterprises, LLC
77 Fifth Avenue, Suite 4A
New York, NY 10003

Re: Notice of Completion
403 Greenwich Street, Manhattan, NY
OER Site Number: 13CVCP103M

Dear Greg Altshuler:

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 19, 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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NOTICE OF COMPLETION

Notice Holder(s): Greg Altshuler
403 Greenwich Enterprises, LLC
77 Fifth Avenue, Suite 4A
New York, NY 10003

Site Information: Site Name: 403 Greenwich Street
Site Owner: 403 Greenwich Enterprises LLC
Street Address: 403 Greenwich Street, Manhattan, NY
Block 214, Lot 4
OER Site Number: 13CVCP103M

Project Description: A new 9-story residential building has been constructed at the Site. The current zoning designation for the Site is C6-2A. The use is consistent with existing zoning for the property.

The 25 foot wide tax lot was developed with a nine-story residential building. The new building extends approximately 70 feet from the front, leaving a 30 by 25 foot rear yard. The gross building square footage for the building is 15,688 ft². The rear courtyard consists of 2 inch thick concrete pavers with 1 inch river rock between the paver joints. The pavers were installed above a 2 inch layer of sand, 6 inch layer of crushed rock, and 18 inch layer of ¾" recycled concrete aggregate.

The ground floor of the building consists of the residential lobby, the water meter and pump room, gas meter room, trash room, electrical meter room, water booster pump room, and an apartment that faces the rear courtyard. The first floor also has a hatch that provides access to the 8 ft 7 inch by 9 ft 8.25 inch mechanical pit.

The mechanical pit required excavation to a depth of approximately 9 feet below grade, and the elevator pit required excavation to a depth of approximately 7 feet below grade. To remove the B1(0-2') metals hot-spot identified during the RI, the northern corner of the rear courtyard was excavated to a depth of approximately 4 feet below grade, and the remainder of the rear courtyard was excavated to a depth of approximately 2 feet below grade. The remainder of the Site required excavation to a depth of approximately 3 to 4 feet for construction of the building's 24 inch to 34 inch thick mat slab.

**Date of Voluntary
Cleanup Agreement:** April 29, 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: April 19, 2018
Site No.: 13CVCP103M