



OFFICE OF ENVIRONMENTAL REMEDIATION

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

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

January 7, 2025

Daniel Berger
BOP Greenpoint G, LLC
250 Vesey Street, 15th Floor
New York, NY 10281

Re: Notice of Completion
Greenpoint Landing G1, Brooklyn, NY
OER Site Number: 16CVCP065K

Dear Mr. Berger:

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 January 7, 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 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): BOP Greenpoint G, LLC
250 Vesey Street, 15th Floor
New York, NY 10281

Site Information: Site Name: Greenpoint Landing G1
Site Owner: BOP Greenpoint G, LLC
Street Address: 37 Blue Slip, Brooklyn, NY
Block 2472, Lots 80, Part of 100, Part of 50
OER Site Number: 16CVCP065K

Project Description: The development on Parcel G1 includes a 30-story mixed-use residential and commercial building with a cellar footprint of about 26,000 square feet. The aboveground footprint of the building is about 22,000 square feet. The development also includes a waterfront park/esplanade on Lot 80 (about 14,280 square feet), Lot 90 (about 8,540 square feet), Lot 100 (about 2,600 square feet), and part of Lot 45 (about 1,700 square feet), a private roadway on Lot 100 (Bell Slip) (about 26,600 square feet), and a private roadway on part of Lot 50 (Blue Slip) (about 20,900 square feet). The building includes 359 market-rate housing units and three levels of aboveground parking. The cellar is used for parking, storage, amenity space and building systems.

The waterfront area consists of a stabilized shoreline with rip-rap revetment outboard of a new steel sheet pile bulkhead and a waterfront esplanade with planted terraces, a secondary walkway, a picnic area (including an asphalt area and planted area), and a lawn.

Site development required removal of the existing asphalt pavement and excavations to reach development grade. A total of 25,072 tons of excess non-hazardous fill material and 1,003 tons of characteristic hazardous lead fill were excavated during the development of Parcel G1.

**Date of Voluntary
Cleanup Agreement:** April 11, 2016

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,



Object Numbers: 15EH-N082K / 16CVCP065K
PM: William Quinones

Shaminder Chawla
Acting Director
New York City Office of Environmental Remediation

Date of Issuance: January 7, 2025
Site No.: 16CVCP065K