



**OFFICE OF ENVIRONMENTAL REMEDIATION**  
100 Gold Street – 2nd Floor  
New York, New York 10038

**Mark P. McIntyre, Esq.**  
**Director**  
Tel: (212) 788-8841

December 17, 2020

Michael G. Lewis  
Bolla EM Realty, LLC  
809 Stewart Avenue  
Garden City, New York 11530

Re: Notice of Completion  
1249 Coney Island Avenue, Brooklyn, NY  
OER Site Number: 18CVCP015K

Dear Mr. Lewis:

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 17, 2020. 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):** Bolla EM Realty, LLC  
809 Stewart Avenue  
Garden City, New York 11530

**Site Information:** Site Name: 1249 Coney Island Avenue  
Site Owner: SNL XI, LLC  
Street Address: 1249 Coney Island Avenue, Brooklyn, NY  
Block 6695, Lot 48  
OER Site Number: 18CVCP015K

**Project Description:** The use of the Site consists of a Safe & Lock Self Storage warehouse (self-storage), which is consistent with existing zoning regulations (Classification C8-2 found on zoning map 22C). The self-storage facility will consist of a four (4) story warehouse with a total height of approximately 60-feet, and a gross square footage of 27,846 square feet. The building setback on the northern and eastern property boundaries is approximately 10-feet.

The first floor is comprised of an area of 4,746-square feet and will include an office and a retail rental area. A partially enclosed loading area and parking will make up the remainder of at-grade space.

The building also includes an approximately 11,836 square foot basement with 10-feet 6-inches in height, and an approximately 9,933 square foot sub-basement with 9-feet 6-inches in height.

The excavation for the site basement and sub-basement was up to approximately 21-feet deep. The excavation of the sub-basement did not encounter groundwater, which is estimated at approximately 31 to 35 feet below ground surface from previous investigations. The volume of soil that were removed as part of the Site redevelopment totaled approximately 10,000 cubic yards (approximately 13,770 tons).

**Date of Voluntary  
Cleanup Agreement:** November 21, 2017

**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 31<sup>st</sup> day after the Office notice.

Sincerely,

A handwritten signature in black ink, appearing to read "Shaminder Chawla". The signature is fluid and cursive.

Shaminder Chawla  
Deputy Director  
New York City Office of Environmental Remediation

Date of Issuance: December 17, 2020  
Site No.: 18CVCP015K