



OFFICE OF ENVIRONMENTAL REMEDIATION

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

Mark P. McIntyre, Esq.
Director

Tel: (212) 788-8841

December 22, 2022

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

Re: Notice of Completion
Greenpoint Landing - Parcel D, Brooklyn, NY
OER Site Number: 19CVCP053K

Dear Daniel 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 December 22, 2022. 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): BOP Greenpoint Landing D LLC

Site Information: Site Name: Greenpoint Landing - Parcel D
Site Owner: BOP Greenpoint Landing D LLC
Street Address: 1 Eagle Street
Brooklyn Block 2472, Lots 2, 3, 21; Block 2502, Lots 1 (partial), 2
OER Site Number: 19CVCP053K

Project Description: The development at Parcel D includes three multi-story residential buildings (D1, D2 and D3) over a shared cellar, a waterfront park/esplanade, a public park on the northern part of the site, and an extension of Eagle Street (including pedestrian sidewalks and a roadway). The cellar has a footprint of about 64,000 square feet and will be used for parking. Building D1 is a 40-story building constructed on the western side of the site; Building D2 is a 30-story building constructed near the center of the site; and Building D3 is a 7-story building constructed on the eastern side of the site. Building D1 includes 335 market-rate housing units, Building D2 includes 218 market-rate and 83 inclusionary housing units, and Building D3 includes 108 inclusionary housing units. The waterfront park consists of a concrete-paved walkway and landscaped areas. Waterfront development includes a new stabilized shoreline constructed of a new steel sheet pile wall and rip-rap revetment built in accordance with New York State Department of Environmental Conservation, United States Army Corps of Engineers, and New York City Small Business Services permits.

A total of 47,114.23 tons (about 40,815 cubic yards) of non-hazardous soil and fill and 3,070.33 tons (about 3,080 cubic yards) of characteristic hazardous lead fill were excavated and transported off-site in accordance with local, state, and federal laws and regulations. Dewatering was necessary during construction to accommodate excavation of foundation components. Imported soil and fill were used to construct and/or raise the grade in the utility corridors, along the shoreline, in landscaped areas, and in the waterfront park/esplanade to achieve final development grades.

Date of Voluntary

Cleanup Agreement: June 10, 2019

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:

<input type="checkbox"/>	Unrestricted Use
<input checked="" type="checkbox"/>	Restricted Use (Track 4):
<input type="checkbox"/>	Residential
<input checked="" type="checkbox"/>	Restricted Residential
<input type="checkbox"/>	Commercial
<input type="checkbox"/>	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,

A handwritten signature in black ink, appearing to read "Shaminder Chawla". The signature is fluid and cursive, with the first name "Shaminder" and last name "Chawla" clearly distinguishable.

Shaminder Chawla
Deputy Director
New York City Office of Environmental Remediation

Date of Issuance: December 22, 2022
Site No.: 19CVCP053K