



OFFICE OF ENVIRONMENTAL REMEDIATION

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

Mark P. McIntyre, Esq.
Director

Tel: (212) 788-8841

November 3, 2021

Brandon Collier
Project 29 West Chelsea LLC
7 Mercer Street, 2nd Floor
New York, NY 10013

Re: Notice of Completion
517-523 West 29th Street, Manhattan, NY
OER Site Number: 18CVCP065M

Dear Brandon Collier:

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 November 3, 2021. 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): Project 29 West Chelsea LLC c/o Churchill Real Estate Holdings
7 Mercer Street, 2nd Floor
New York, NY 10013

Site Information: Site Name: 517-523 West 29th Street
Site Owner: Project 29 West Chelsea LLC c/o Churchill Real Estate Holdings
Street Address: 517 West 29th Street, Manhattan, NY
Block 701, Lot 24
OER Site Number: 18CVCP065M

Project Description: The development included the construction of a 10-story residential building (67,250 square feet of gross floor area) with a through-building driveway, an outdoor parking lot, an outdoor courtyard, and a building entrance facing West 29th Street. The building includes 60 market-rate housing units. No cellar was constructed. A new pile-supported mat foundation was constructed over and within the demolition debris and former cellar slab of the former 6-story building and over the areas of the former 1- to 2-story slab-on-grade buildings. The entire site was excavated about 4 feet below grade into the demolition debris (within the footprint of the former 6-story building) and into soil/fill (within the footprint of the former 1- to 2-story slab-on-grade buildings) to construct the building's foundation and the outdoor parking lot and courtyard. Deeper, localized excavations of demolition debris were required to about 7 feet below grade surface (bgs) to construct the utility pit, elevator pit, and stormwater detention tank.

The new building footprint covers about 60 percent of the site (about 5,800 square feet); the remaining areas were improved with an outdoor vehicle parking lot (about 2,830 square feet) and an outdoor courtyard (about 1,280 square feet). The first floor contains a lobby, tenant amenity rooms including a gym and co-work space, and building maintenance and utility rooms.

Site development required the removal of the some demolition debris and historic fill to reach development grade. A total of 1,920 tons of demolition debris and 417.14 tons of non-hazardous soil and fill were excavated during the development of the site. Excavated soil and fill were transported and disposed of off-site in accordance with local, state, and federal laws and regulations. Dewatering was not necessary during construction.

Date of Voluntary

Cleanup Agreement: June 24, 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:

- 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: November 3, 2021
Site No.: 18CVCP065M