



OFFICE OF ENVIRONMENTAL REMEDIATION

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

Mark P. McIntyre, Esq.
Director

Tel: (212) 788-8841

November 6, 2020

Hudson 36, LLC
Kevin Lalezarian
1999 Marcus Avenue, Suite 310
Lake Success, NY 11042

Re: Notice of Completion
511 West 36th Street, Manhattan, NY
OER Site Number: 15CVCP099M

Dear Kevin Lalezarian:

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 6, 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): Hudson 36, LLC
1999 Marcus Avenue, Suite 310
Lake Success, NY 11042

Site Information: Site Name: 511 West 36th Street
Site Owner: Hudson 36, LLC
Street Address: 511 West 36th Street, Manhattan, NY
Block 708, Lot 20 (Former Lots 22, 24, and 46)
OER Site Number: 15CVCP099M

Project Description: Site redevelopment included the construction of a 38-story mixed-use residential and commercial building covering 16,522 square feet, which is approximately 75 percent of the lot area. There is a partial sub-cellar and full cellar built underneath the area of the building. The partial sub-cellar is approximately 13,800 square feet in area and the cellar is approximately 16,522 square feet in area. The Site was excavated to a total depth of 22 feet below grade in the area below the building footprint for the construction of the sub-cellar foundation elements. The western capped area was capped at grade and no excavation was completed in this area. This area is not being considered part of the Site. A total of 12,668.39 tons of soil was excavated and removed from the site. Groundwater is approximately 11.60 feet – 12.20 feet below grade at the site; therefore dewatering was not required during excavation. There was not additional excavation for elevator pits.

The sub-cellar will be utilized mostly for parking with some storage space for the residential units. The cellar contains commercial/retail space, a garbage room, fire pump room, building supervisors office, residential storage space, a laundry room, electric and telecommunications room as well as parking space. A vehicle elevator is present in the central portion of the building and provides access to the sub-cellar through the 2nd floor. The 1st floor consists of commercial, community facility space, residential lobby space, mechanical space, mail rooms, attendant's office and parking entry. The second floor is majority used for parking and mechanical space. The 3rd floor is will be utilized for commercial space. The 4th through 6th floors will be utilized as community facility space. The 7th floor contains the amenities for the building including a party room, leasing office, kids' room, screening room, steam and sauna as well as an exercise room. The remaining 8th through 38th floors will be residential. There will also be an additional 39th floor utilized as office space. The current zoning designation is C2-8. The redevelopment is consistent with existing zoning for the property.

**Date of Voluntary
Cleanup Agreement:** July 22, 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:

<input type="checkbox"/>	Unrestricted Use
<input checked="" type="checkbox"/>	Restricted Use:
<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,



Shaminder Chawla
Deputy Director
New York City Office of Environmental Remediation

Date of Issuance: November 6, 2020
Site No.: 15CVCP099M