



OFFICE OF ENVIRONMENTAL REMEDIATION

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

Mark P. McIntye, Esq.
Director

Tel: (212) 788-8841

April 15, 2021

Re: Notice of Completion
68-70 Spring Street, Manhattan, NY
OER Site Number: 18CVCP029M

Dear John Zaccaro:

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 April 15, 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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100 Gold Street – 2nd Floor
New York, New York 10038

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

NOTICE OF COMPLETION

Notice Holder(s): John Zaccaro
68-70 Partners LLC
218 Lafayette Street, 2nd Fl
New York, NY 10012

Site Information: Site Owner: John Zaccaro
Street Address: 68-70 Spring Street, Manhattan, NY
Block 482, Lot 19
OER Site Number: 18CVCP029M

Project Description: Redevelopment of the property included the construction of an eight (8) story building with a full basement. The first floor at grade will be utilized for commercial retail purposes and the remaining upper floors will be utilized for residential apartments. The basement will be utilized for storage and utility rooms. An elevator will service the building. No open space is expected for the redevelopment of the property and the building is expected to cover the total square footage of the Site. The building will be built out to include the whole footprint of the property. The building will have a full basement. The excavation depth is approximately 15 feet below grade with some small areas that will be excavated to approximately 18 feet below grade for the elevator pit; the grade level will be for commercial retail purposes. The basement level will be used for storage and utility rooms.

Date of Voluntary Cleanup Agreement: January 29, 2018

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

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: April 15, 2021
Site No.: 18CVCP029M