



**OFFICE OF ENVIRONMENTAL REMEDIATION**

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

**Mark P. McIntyre, Esq.**  
**Director**

Tel: (212) 788-8841

October 6, 2021

Thomas Casciano  
14<sup>th</sup> at Irving Fee LLC  
434 Broadway, 5<sup>th</sup> Floor  
New York, NY 10013

Re: Notice of Completion  
124 East 14th Street, Manhattan, NY  
OER Site Number: 19CVCP041M

Dear Thomas Casciano:

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 October 6, 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):** 14<sup>th</sup> at Irving Fee LLC  
434 Broadway, 5<sup>th</sup> Floor  
New York, NY 10013

**Site Information:** Site Name: 124 East 14th Street  
Site Owner: The City of New York, Department of Citywide Administrative Services, Real Estate Services  
Street Address: 124 East 14th Street, Manhattan, NY  
Block 559, Lot 16  
OER Site Number: 19CVCP041M

**Project Description:** The proposed development supports emerging and existing technology and innovation companies and consists of a 21-story (plus one approximately 9,450 gross square feet [gsf] cellar level), approximately 301-foot tall, 240,000 gsf, mixed use office and retail building. The cellar is comprised of a mail room, an office for building management and security, a bike room, a locker room, trash room, an exercise room, food hall prep kitchen and refrigerated storage, and utility and mechanical rooms. The first floor is comprised of a food hall, terrace, lobby, utility rooms, and a food hall mechanical room. Approximately 204,037 gsf of office uses are located on floors 2-20, including approximately 133,518 gsf of “step up” and traditional office space, and approximately 70,519 gsf of “Civic Hall” space. “Step up” offices are spaces leased on contract terms that are less restrictive, and therefore more accessible to small or start-up businesses that lack the credit history to qualify for a traditional lease. “Civic Hall” is a center dedicated to collaborative innovation and their space in the proposed project would include areas for workforce development and training, workspaces for early-stage start-ups, and its own separate 12,271 gsf event space. The new building encompasses the entire property footprint.

**Date of Voluntary  
Cleanup Agreement:** February 19, 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:
<input checked="" type="checkbox"/>	Residential
<input 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 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, 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: October 6, 2021  
Site No.: 19CVCP041M