



OFFICE OF ENVIRONMENTAL REMEDIATION

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

Daniel Walsh, Ph.D.
Director

Tel: (212) 788-8841

October 27, 2021

Moris Yeroshalmie
G Loft LLC
45 North Station Plaza
Great Neck, NY 11021

Re: Notice of Completion
1200 Broadway, Brooklyn, NY
OER Site Number: 16CVCP062K

Dear Moris Yeroshalmi:

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 27, 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): Moris Yeroshalmie
G Loft LLC
45 North Station Plaza
Great Neck, NY 11021

Site Information: Site Name: 1200 Broadway
Site Owner:
Street Address: 1200 Broadway, Brooklyn, NY
Block 1613, Lots 16 (Former 17, 18, 23, 25, 26)
OER Site Number: 16CVCP062K

Project Description: A new 6-story hotel with a full cellar and rear courtyard has been constructed at the Site on the 9,400 sqft property. The cellar is approximately 7,511 ft² and contains an exercise room, engineer office, accessory use offices, accessory use meeting room, general manager office, luggage storage room, laundry room, refuse room, kitchen storage room, electric room, water/utility/gas room, employee break room, EM ATS, bike room, detention tank and a sub-grade area along Van Brunt street for an emergency generator and refuse storage area. A portion of the cellar extends beneath the rear at-grade courtyard. The 1st floor contains a vestibule, lobby, housekeeping room, breakfast bar, pantry and nine guest rooms. The 2nd through 6th floors contains sixteen guest rooms and a housekeeping room. Track 4 Site-Specific cleanup was achieved and included installation of an engineered composite cover system, a vapor barrier system, and operation of an Active Sub-Slab Depressurization System, which will be inspected and certified under a Site Management Plan.

**Date of Voluntary
Cleanup Agreement:** May 25, 2016

Notice Issuance

This Notice of Completion, herein after 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:

OER Project Numbers: 15EHAN327K / 16CVCP062K
PM: Zach Schreiber

___ Unrestricted Use
___ Restricted Use: (Track 4)
___ Residential
x 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