



**OFFICE OF ENVIRONMENTAL REMEDIATION**

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

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

Tel: (212) 788-8841

December 17, 2019

Mr. John Gagnier  
RCB 4 Nominee, LLC  
c/o GID Development Group  
1345 Avenue of the Americas, Suite 200  
New York, New York, 10105

Re: Notice of Completion  
Riverside Center Buildings 3 and 4  
OER Site Number: 16CVCP012M

Dear Mr. Zhang:

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. NYSDEC and NYCDOHMH were briefed on this project on June 25, 2015 and August 29, 2016. Please find the Notice of Completion attached the issuance date of which is December 17, 2019. 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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New York, New York 10038

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**NOTICE OF COMPLETION**

**Notice Holder(s):** Mr. John Gagnier  
RCB 4 Nominee, LLC  
c/o GID Development Group  
1345 Avenue of the Americas, Suite 200  
New York, New York, 10105

**Site Information:** Site Name: Riverside Buildings 3 and 4  
Site Owner: Mr. John Gagnier  
Street Address: 639 West 59<sup>th</sup> Street  
Block 1171, Lot 157  
OER Site Number: 16CVCP012M

**Project Description:** The Site is improved with two new, mixed-use commercial and residential towers (39- and 36-story) with two levels of below-grade space. The cellar levels of Parcels 3 and 4 encompass the entire 110,000-square-foot site footprint, and a partial second sub-cellar is located in the northern portion of the Site. The current zoning designation for the property is a C4-7 commercial use with a residential overlay. The new building uses within Parcels 3 and 4 are consistent with existing zoning designations. The two new towers include 724,657 square feet of residential apartments, 3,185 square feet of commercial space, 2,119 square feet of community space, and 105,000 square feet of below-grade vehicular parking. The two new towers have a total ground-floor footprint area of about 21,500-square-feet. Details on each building development are provided below:

**Building 3 Project Description:**

Parcel 3 is improved with a 39-story tower that will have retail and residential uses. The Parcel 3 development includes two levels of below-grade space that encompasses the entire Parcel 3 footprint. The cellar and sub-cellar spaces primarily consist of a ventilated parking garage, flood barrier storage, a workshop, bike storage, a dog run, laundry room, equipment/mechanical space, and storage. The cellar has a finished floor slab elevation (el) of approximately el - 5.83[1], requiring excavation to about el -7.83 to el -12.83 (about 15 to 21 feet below grade surface [bgs]) throughout the Site. The sub-cellar in the northern portion of the Site has finished floor slab elevations of approximately el -14, which required excavation to about el -14.91 to el -18.25 (about 27 to 35 feet bgs). The excavation depths vary because of changes in grade elevation across the Site. A total of 59,732 tons of soil and fill material was excavated and disposed of to accommodate the redevelopment of Parcel 3. The first floor is level with West 59th Street, and includes a garage entrance ramp, carport with access to West 59th Street, building lounge and lobby areas, storage, and retail spaces. The second floor includes offices, mechanical areas, a media room, private function rooms and

restrooms. Floors 3 to 36 are designated for residential apartments. Floors 36 through 39 will include mechanical areas. The building has a ground-floor footprint area of about 9,800 square feet. Exterior portions of the ground floor include landscaped areas with planters, stone pavers, and concrete pavement (above the cellar and sub-cellar levels). Landscaped areas are constructed on top of the cellar and sub-cellar levels. The development plan does not include landscaped areas over residual soil. A park with a water feature is located north of the new building.

#### **Building 4 Project Description:**

Parcel 4 is improved with a 36-story tower that includes retail and residential uses. The Parcel 4 development includes two levels of below-grade space that encompasses the entire Parcel 4 footprint. The cellar and sub-cellar spaces primarily consist of a ventilated parking garage; residential amenities including a dog wash, laundry, bicycle storage, athletic field, arcade, squash court, movie theater, game rooms, lounges, tennis court and storage; and equipment/mechanical space. The cellar has a finished floor slab elevation of approximately el -5.83, requiring excavation to about el -7.83 to el -12.83 (about 15 to 21 feet bgs) throughout the Site. The sub-cellar in the northern portion of the Site has finished floor slab elevations of approximately el -14, which required excavation to about el -14.91 to el -18.25 (about 27 to 35 feet bgs). An elevator pit in the eastern area of Parcel 4 required excavation to about el -21 to -23.6 (35 to 36 feet bgs). The excavation depths vary because of changes in grade elevation across the Site. A total of 87,353 tons of soil and fill material was excavated and disposed of to accommodate the redevelopment of Parcel 4. The first floor of the new development in Parcel 4 includes a parking garage entrance ramp with an entrance on Freedom Place South, building lobbies, storage and retail spaces. The remainder of the subgrade space will be used for storage, utility/ mechanical areas, trash compactors, and tenant amenity areas. The second floor includes offices, mechanical areas, game and film rooms, private function rooms, restrooms, and a study. Floors 2 to 33 contain residential units. Floors 33 to 35 include mechanical areas. The building has a ground-floor footprint area of about 11,755 square feet. Exterior portions of the ground floor include landscaped areas with planters, stone pavers, and concrete pavement (above the cellar and sub-cellar levels). Landscaped areas are constructed on top of the cellar and sub-cellar levels. The development plan does not include landscaped areas over residual soil. A park with a water feature is located north of the new building.

NYSDEC was briefed on this project on June 25, 2015. NYCDOHMH approved the remedy in August 29, 2016.

#### **Date of Voluntary**

**Cleanup Agreement:** December 22, 2015

#### **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 Building 3 has achieved a cleanup level that would be consistent with the following categories of uses:

☐ Unrestricted Use (Track 1)  
☒ Restricted Use (Track 4):  
    ☒ Residential  
    ☐ Restricted Residential  
    ☐ Commercial  
    ☐ Industrial

The remedial program for Building 4 has achieved a cleanup level that would be consistent with the following categories of uses:

☒ Unrestricted Use (Track 1)  
☐ 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 31<sup>st</sup> day after the Office notice.

Sincerely,

A handwritten signature in black ink, appearing to read 'Shaminder Chawla', written in a cursive style.

Shaminder Chawla

Deputy Director

New York City Office of Environmental Remediation

Date of Issuance: December 17, 2019

Site No.: 16CVCP012M