



OFFICE OF ENVIRONMENTAL REMEDIATION

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

Daniel Walsh, Ph.D.
Director

Tel: (212) 788-8841

December 2, 2016

Dean L. Marchi
Grand Maujer Development LLC
270 Sylvan Avenue
Englewood Cliffs, NJ 07632

Re: Notice of Completion
213 Maujer Street and 774-780 Grand Street, Brooklyn, NY
OER Site Number: 14EHAN046K/ VCP Project # 14CVCP190K

Dear Marchi:

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 23, 2016. Congratulations!

If you have any questions regarding any of these items, please contact me at 212-442-3007.

Sincerely,

Shaminder Chawla
Deputy Director



OFFICE OF ENVIRONMENTAL REMEDIATION

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

Daniel Walsh, Ph.D.
Director

Tel: (212) 788-8841

NOTICE OF COMPLETION

Notice Holder(s): Dean L. Marchi
Grand Maujer Development LLC
270 Sylvan Avenue
Englewood Cliffs, NJ 07632

Site Information: Site Name: 213 Maujer Street and 774-780 Grand Street
Site Owner: Grand Maujer Development LLC c/o Kamson Corporation
Street Address: 213 Maujer Street and 774-780 Grand Street, Brooklyn, NY
Block 2790, Lot 5 (Formerly Lots 5, 111 and 40)
OER Site Number: 14EHAN046K/ VCP Project # 14CVCP190K

Project Description: The site now consists of 2 buildings; an 8-story building and a 4-story building. The buildings contain a combined 68 rental units and include parking, commercial and recreational facilities. Both buildings have been filed separately with the DOB. The combined gross total square footage of the buildings is approximately 88,819 square feet. One building (Grand Street building) is located in the corner of Grand and Humboldt Street and the other (Maujer Street building) is located 39 feet from Humboldt Street. The Grand Street building is 8-stories and the Maujer Street building is 4-stories. There is a court yard of 1,000 square feet consisting of pavers on pedestals on concrete slab for the Maujer Street building. There is a 3,582 square foot terrace at the second floor level of the Grand Street Building. The Maujer building is built over a ramp to the parking lot under the Grand Street building. The foundation for both buildings have 12" concrete walls over spread footings. The slab thickness is 24". The primary excavation at the site consisted of the ramp down to the lower level parking lot via Maujer Street. The previous Grand Street building had a full basement and did not require any additional excavation. There was minor disturbance to the Grand Street portion of the Site when the new footings were installed. The Grand Street building basement is comprised of a parking lot. The Maujer Street basement is comprised of a ramp to the Grand Street building parking lot, and utility spaces. The two buildings are a full build out and occupy the entirety of both lots. The gross square footage for the Grand Street building is 82,888 square feet. The gross square footage for the Maujer Street building is 8,576 feet. As part of the development, the referenced lots were sub-divided into two tentative lots. The current zoning designation is R6B and C4-4A. NYSDEC and NYC DOHMH were briefed several times on this Site. NYC DOHMH approved remedy in December 2013.

Date of Voluntary
Cleanup Agreement: January 27, 2014

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 (Track 1)
<input checked="" type="checkbox"/>	Restricted Use (Tracks 2):
<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,

A handwritten signature in black ink, appearing to read "Shaminder Chawla".

Shaminder Chawla
Deputy Director
New York City Office of Environmental Remediation

Date of Issuance: December 2, 2016
Site No.: 14EHAN046K/ 14CVCP190K