



**OFFICE OF ENVIRONMENTAL REMEDIATION**

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

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

Tel: (212) 788-8841

September 29, 2021

Benjamin Stokes  
RS JZ Driggs, LLC  
3 Hope Street,  
Brooklyn, NY 11211

Re: Notice of Completion  
625 Driggs Avenue, Brooklyn, NY  
OER Site Number: 18CVCP032K

Dear Mr. Stokes:

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 September 29, 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):** Benjamin Stokes  
RS JZ Driggs, LLC  
3 Hope Street,  
Brooklyn, NY 11211

**Site Information:** Site Name: 625 Driggs Avenue  
Site Owner: RS JZ Driggs, LLC  
Street Address: 625 Driggs Avenue, Brooklyn, NY  
Block 2353, Lots 6, 8  
OER Site Number: 18CVCP032K

**Project Description:** The use of the Site consists of a six-story mixed commercial and residential use building with a single below-grade cellar that is the size of the building footprint. The new building's below-grade cellar is utilized as storage (including residential tenant storage), pet grooming, and building mechanical equipment rooms; the ground level is utilized as commercial retail, residential lobby, and parking access; the second floor is utilized for parking; and the third through sixth floors are utilized as residential units.

An outdoor recreational space is located on the third floor. The footprint of the cellar is approximately 5,000 square feet; the gross square footage of the first and second floors are 4,796 square feet and 4,917 square feet, respectively; the gross square footage of the third, fourth, and fifth floors are 4,530 square feet each; and the gross square footage of the sixth floor is 2,470 square feet. An open terrace is incorporated into the southeastern corner of the third floor and is open on the floors above. Terraces are also located on the northern and eastern portions of the sixth floor. The square footage of the rooftop bulkhead is 427 square feet. The gross square footage of the building is approximately 31,200 square feet.

**Date of Voluntary**

**Cleanup Agreement:** December 21, 2017

**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 (Track 1)
- Restricted Use (Track 4):
  - Residential
  - Restricted Residential
  - Commercial
  - Industrial

(Track 2 SCO's were achieved for soil, however an overall Track 4 remedy was achieved as Engineering Controls for vapor mitigation are required)

**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,



Shaminder Chawla  
Deputy Director  
New York City Office of Environmental Remediation