



OFFICE OF ENVIRONMENTAL REMEDIATION

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

Shaminder Chawla
Acting Director

Tel: (212) 788-8841

NOTICE OF NO OBJECTION

Pending TCO Application for Podium – Floor 3 – North and West Bridges Only
DOB Job Number NB 121190308

February 13, 2024

Re: 76 11th Avenue
Manhattan Block 689, Lot 17
Hazardous Materials and Noise “E” Designation
E-142: Highline / West Chelsea Rezoning - CEQR 03DCP069M - 6/23/2005
OER Project Number 13EH-N304M

Dear Manhattan Borough Commissioner:

The New York City Office of Environmental Remediation (OER) hereby issues a Notice of No Objection for the TCO Application related to the above-referenced Department of Buildings Job Number for Podium – Floor 3 – North and West Bridges only. This correspondence is provided pursuant to OER’s responsibilities as established in Subchapter 7 of Chapter 14 of Title 43 of the Rules of the City of New York and Section 11-15 of the Zoning Resolution of the City of New York. The Applicant has filed a Construction Completion Report (CCR), dated April 29, 2020, to the New York State Department of Environmental Conservation. State has approved CCR on May 6, 2020. The Applicant has also submitted an interim installation report for noise that is acceptable to this Office.

The Site has satisfied the E-Designation requirements for East Tower – Floors 11-23; West Tower – 6-29; and Podium – Cellar, Lobby, 2nd Floor West Tower MER, 3rd Floor MER, 4th floor MER, and Podium – Floor 3 (East Tower, West Tower) – Residential Amenities, Commercial Office, Hotel Amenities, and the North and West Bridges. However, East Tower – Floors 7-10, 24-28; West Tower – Floors 5, 30-37; and the rest of the podium have not satisfied the E-Designation requirements and are not subject to this Notice. When construction is complete and the E-Designation requirements for remaining portions of the development have been satisfied, OER will issue a Notice of Satisfaction to DOB.

If you have any questions or comments, please feel free to contact William Quinones at 212-788-2773.

Sincerely,

A handwritten signature in blue ink, appearing to read "M. Bertini".

Maurizio Bertini, Ph.D.
Assistant Director

cc: Craig Murphy, 76 Eleventh Ave Property Own LLC – murphyc@witkoff.com
David Brown, Woods Bagot – david.brown@woodsbagot.com
Albert Tashji, Langan – atashji@langan.com
Daniel Abatemarco, AKRF Inc. – dabatemarco@akrf.com
Shaminder Chawla, Zach Schreiber
William Quinones, PMA-OER

Building Section	Floor	Spaces Included in Previous NNOs	Spaces Included in Current NNO #5	Spaces Included in Current NNO where Noise E-Designation does not apply	Spaces Excluded in Current NNO #6
Podium	Cellar	WT Mech, Staff Locker Room, Bike Storage, Tenant Storage, Garage, East Tower BOH/Mechanical Rooms			None
	1	Lobby			Retail, Hotel Restaurant, Hotel Lobby, Lounge
	2	WT Mechanical Rooms			Retail, Meeting Rooms, Lounge
	3	MER, Residential Amenities (East and West Towers), Commercial Office, Hotel Guest Rooms	North and West Bridges		South Bridge, Hotel BOH
	4	MER			All Residences and Hotel Guest Rooms
	5	-			All Residences and Hotel Guest Rooms
	6	-			All Residences and Hotel Guest Rooms
East Tower	7 - 10	-			Hotel Guest Rooms
	11	All Residences and Hotel Guest Rooms			None
	12	All Residences and Hotel Guest Rooms			None
	13	All Residences and Hotel Guest Rooms			None
	14	All Residences and Hotel Guest Rooms			None
	15	All Residences and Hotel Guest Rooms			None
	16	All Residences and Hotel Guest Rooms			None
	17	All Residences and Hotel Guest Rooms			None
	18	All Residences and Hotel Guest Rooms			None
	19-22	All Residences and Hotel Guest Rooms			None
	23	All Residences and Hotel Guest Rooms			None
	24	-			All Residences
	25 - 28	-			All Residences and Hotel Guest Rooms
West Tower	5	-			All Residences
	6	6A, 6B, 6C, 6D, 6E, 6F, 6G			None
	7	7A, 7B, 7C, 7D, 7E, 7F, 7G			None
	8	8A, 8B, 8C, 8D, 8E, 8F, 8G			None
	9	9A, 9B, 9C, 9D, 9E, 9F, 9G			None
	10	10A, 10B, 10C, 10D, 10E, 10F			None
	11	11A, 11B, 11C, 11D, 11E, 11F			None
	12	12A, 12B, 12C, 12D, 12E, 12F			None
	13	13A, 13B, 13C, 13D, 13E, 13F			None
	14	14A, 14B, 14C, 14D, 14E, 14F			None
	15	15A, 15B, 15C, 15D, 15E, 15F			None
	16	16A, 16B, 16C, 16D, 16E, 16F			None
	17	17A, 17B, 17C, 17D, 17E, 17F			None
	18	18A, 18B, 18C, 18D, 18E, 18F			None
	19	19A, 19B, 19C, 19D, 19E, 19F			None
	20	20A, 20B, 20C, 20D			None
	21	21A, 21B, 21C, 21D			None
	22	22A, 22B, 22C, 22D			None
	23	23A, 23B, 23C, 23D			None
	24	24A, 24B, 24C, 24D			None
	25	25A, 25B, 25C, 25D			None
	26	26A, 26B, 26C, 26D			None
	27	27A, 27B, 27C, 27D			None
	28	28A, 28B, 28C, 28D			None
	29	29A, 29B, 29C, 29D			None
	30	-			30A, 30B
	31	-			31A, 31B
	32	-			32A, 32B
	33	-			33A, 33B
	34-37	-			All Residences

Signature:



NYS R.A. License#: 035812

