



Enclosure 2
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Periodic Review Report Notice
Institutional and Engineering Controls Certification Form



	Site Details	Box 1	
Site No.	C224175		
Site Name Former Charles Pfizer & Co Site			
Site Address: 70, 80, & 90 Lorimer Street		Zip Code: 11206	
City/Town: Brooklyn			
County: Kings			
Site Acreage: 0.428			
Reporting Period: May 29, 2019 to May 29, 2022			
		YES	NO
1. Is the information above correct?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
If NO, include handwritten above or on a separate sheet.			
2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.			
5. Is the site currently undergoing development?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		Box 2	
		YES	NO
6. Is the current site use consistent with the use(s) listed below? Restricted-Residential, Commercial, and Industrial		<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Are all ICs in place and functioning as designed?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.			
A Corrective Measures Work Plan must be submitted along with this form to address these issues.			
_____ Signature of Owner, Remedial Party or Designated Representative		_____ Date	

Box 2A

YES NO

8. Has any new information revealed that assumptions made in the Qualitative Exposure Assessment regarding offsite contamination are no longer valid? YES NO

If you answered YES to question 8, include documentation or evidence that documentation has been previously submitted with this certification form.

9. Are the assumptions in the Qualitative Exposure Assessment still valid? YES NO
(The Qualitative Exposure Assessment must be certified every five years)

If you answered NO to question 9, the Periodic Review Report must include an updated Qualitative Exposure Assessment based on the new assumptions.

SITE NO. C224175

Box 3

Description of Institutional ControlsParcelOwnerInstitutional Control

3-2245-8

Marcy Housing LLC

Ground Water Use Restriction
Soil Management Plan
Landuse Restriction
Monitoring Plan
Site Management Plan
IC/EC Plan

- The controlled property may be used Restricted Residential, Commercial or Industrial use only;
- All Engineering Controls (EC) must be operated and maintained as specified in the Site Management Plan (SMP);
- All ECs must be inspected at a frequency and in a manner defined in the SMP;
- The use of the groundwater underlying the property is prohibited without the necessary water quality treatment as determined by the NYSDOH or the NYC Kings County DOH to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department;
- Groundwater and other environmental public health monitoring must be performed as defined in the SMP;
- Data and information pertaining to SM of the Controlled Property must be reported at the frequency and in a manner defined in the SMP;
- All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP;
- monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP;
- OM&M inspections and reporting of mechanical or physical components of the remedy shall be performed and reported as defined in the SMP;
- Access to the site must be provided to agents, employees or other representatives of the NYS with reasonable prior notice to the property owner to assure compliance with the restrictions identified by this EE.

Box 4

Description of Engineering ControlsParcelEngineering Control

3-2245-8

Vapor Mitigation
Cover System

- A site cover system consisting of the concrete building slab and concrete capped rear recreation area is constructed across the Site.
- A waterproofing membrane/vapor barrier system was installed beneath the building foundation slabs, which are located below the water table.

Periodic Review Report (PRR) Certification Statements

1. I certify by checking "YES" below that:

a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the Engineering Control certification;

b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and complete.

YES NO

2. For each Engineering control listed in Box 4, I certify by checking "YES" below that all of the following statements are true:

(a) The Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

(b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

(c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;

(d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

(e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES NO

IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative

Date

IC CERTIFICATIONS
SITE NO. C224175

Box 6

SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

I certify that all information and statements in Boxes 1,2, and 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Simon Dushinsky at 505 Flushing Ave #10 Brooklyn NY 11205
print name print business address

am certifying as Matey Housing LLC (Owner or Remedial Party)

for the Site named in the Site Details Section of this form.

[Signature]
Signature of Owner, Remedial Party, or Designated Representative
Rendering Certification

Feb 15 2023
Date

EC CERTIFICATIONS

Box 7

Qualified Environmental Professional Signature

I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Ariel Czemerinski at 18-36 42 Street, Astoria, NY 11105,
print name print business address

am certifying as a Qualified Environmental Professional for the Owner
(Owner or Remedial Party)



Signature of Qualified Environmental Professional, for
the Owner or Remedial Party, Rendering Certification

Stamp
(Required for PE)

2/6/2023

Date

FORMER CHARLES PFIZER & CO. SITE
407 MARCY AVENUE BROOKLYN, NEW YORK 11206

PERIODIC REVIEW REPORT

NYSDEC BCP Number: C224175

Submitted to:



**New York State Department of Environmental Conservation
Division of Environmental Remediation, Region 2
47-40 21st Street
Long Island City, NY 11101-5407**

Prepared by:



AMC Engineering PLLC
18-36 42nd St
Astoria, NY 11105

REPORTING PERIOD:

MAY 29, 2019 TO MAY 29, 2022

(Revised February 2023)

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(MAY 29, 2019 TO MAY 29, 2022)
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407 MARCY AVENUE BROOKLYN, NEW YORK 11206

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Figure 1	Site Location Map
Figure 2	Site Cover System

APPENDICES

Appendix A	Annual Checklist
Appendix B	Permits During the Reporting Period

I. EXECUTIVE SUMMARY

AMC Engineering (AMC) has prepared the following Periodic Review Report for the reporting period of May 29, 2019, to May 29, 2022, for the property located at 407 Marcy Avenue in Brooklyn, New York 11206 under the New York State (NYS) Brownfield Cleanup Program (BCP) administered by the New York State Department of Environmental Conservation (NYSDEC). The Site was remediated in accordance with the Brownfield Cleanup Agreement (BCA) C224175.

Representative areas of the cellar were made accessible by the building representative to visually inspect the Site cover (EC) on December 23, 2020 and May 11, 2022. Due to scheduling problems and COVID related issues, a site inspection could not be conducted during 2021.

No cracks or concrete slab penetrations were observed in the areas inspected and consequently it can be inferred that the sub-slab vapor barrier remains intact under the slab and has not been impacted.

The Site does not rely on any mechanical systems, such as sub-slab depressurization systems or air sparge/soil vapor extraction systems to protect public health and the environment.

II. SITE OVERVIEW

A. Site Location

The Site is located in Kings County, New York City, New York and is identified as Block 2245 and condo lots 1301 through 1346 (formerly Lots 6, 7, and 8) on the New York City Department of Assessment Tax Map. A United States Geological Survey (USGS) topographical quadrangle map (**Figure 1**) shows the Site location. The Site consists of a total of 18,662 square feet (0.428-acres) and is bounded by Lorimer Street and residential buildings to the north, and former industrial lots being redeveloped with new residential buildings to the east and south.

B. Site Chronology

The Site was remediated in accordance with the remedy selected by the NYSDEC in the Remedial Action Work Plan (RAWP) dated July 2013 and the Decision Document dated October 2013. Approval was granted by the NYSDEC on December 31, 2013 to modify the final remedy from a Track 2 Restricted Residential cleanup to a Track 4 Restricted Residential cleanup. The Remedial Action consisted of the following:

- Excavation and disposal of soil/fill exceeding Track 4 Restricted-Residential SCOs.
- Screening for indications of contamination (by visual means, odor, and monitoring with PID) of all excavated soil during any intrusive Site work.
- Collection and analysis of end-point soil samples and post-remediation groundwater samples to evaluate the performance of the remedy.
- Appropriate off-Site disposal of all material removed from the Site in accordance with all Federal, State and local rules and regulations for handling, transport, and disposal;
- Import of materials to be used for backfill and cover in compliance with: (1) chemical limits and other specifications meeting Track 4 Restricted-Residential SCOs, (2) all Federal, State and local rules and regulations for handling and transport of material.
- Groundwater treatment through excavation, dewatering and pre-treatment prior to discharge to the NYC sewer system.
- Installation of a waterproofing membrane/vapor barrier beneath the buildings to be constructed on the Site.
- Construction of a site cover system consisting of each building's concrete cellar mat slab, concrete slab installed behind a portion of the rear cellar wall of the 70 and 80 Lorimer Street buildings, and concrete footing/foundation behind the rear cellar wall of the 90 Lorimer Street building.
- Implementation of a Site Management Plan (SMP) for long term maintenance of the Engineering Controls.
- Filing of an Environmental Easement against the Site to ensure implementation of the SMP.

Groundwater treatment via dewatering was conducted during remedial excavation and foundation construction from approximately February 2014 to May 2014. A groundwater discharge permit was

issued on November 6, 2013 for the Site by the NYC Department of Environmental Protection, allowing for discharge up to 9,990 gallons per day into the storm drain located at Marcy Avenue between Walton Street and Lorimer Street. Dewatering was conducted from several pits excavated across the Site below the groundwater interface. Groundwater within the pits was removed via pumps and transferred to an 8,400 gallon frac tank located on Lorimer Street. Solids were allowed to settle within the frac tank, and groundwater was pumped through bag filters to remove additional suspended solids before discharging to NYC sewer.

A waterproofing membrane/vapor barrier was installed between the 3 inch thick concrete rat slab and the 18 inch thick concrete mat slab. The vapor barrier consists of the Preprufe 300R system for both under slab and vertical wall applications, and the Preprufe 160R system for exterior wall sections above the water table, as manufactured by Grace. Preprufe is a 1.2 mm (0.046 in) thick HDPE film with a pressure sensitive adhesive that bonds to the poured concrete. The waterproofing membrane/vapor barrier extends throughout the occupied area of each of the new buildings. All seams and perforations in the vapor barrier were sealed using tape as supplied by the manufacturer and a liquid membrane sealer.



III. REMEDY PERFORMANCE, EFFECTIVENESS & PROTECTIVENESS

The Remedial Action performed at the Site included the removal of approximately 1,800 tons of hazardous soil (lead), 3,200 tons of SVOC impacted and historic fill, 2,000 tons of clean native soil, and groundwater treatment via dewatering.

The results of the endpoint soil samples collected after excavation of soils for remediation and for construction of the new buildings confirmed that contamination is still present in soil beneath the property. The remaining contamination at the Site above the Track 2 Restricted Residential SCOs includes: the semi-volatile organic compounds (SVOCs) benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, chrysene, dibenzo(a,h)anthracene, and indeno(1,2,3c-d)pyrene below the cellar slab of the eastern portion of the 80 Lorimer Street building and the 90 Lorimer Street building; lead (maximum of 5,620 mg/kg), and copper (maximum of 440 mg/kg) in endpoint samples collected from the rear portion of the 90 Lorimer Street property; and mercury (maximum of 6.7 mg/kg) in several of the endpoint soil samples collected across the Site.

All soil at the Site which above Track 2 Restricted Residential and Track 1 Unrestricted Use SCOs is capped with the site cover system consisting of each building's concrete cellar mat slab, concrete slab installed behind a portion of the rear cellar wall of the 70 and 80 Lorimer Street buildings, and concrete footing/foundation behind the rear cellar wall of the 90 Lorimer Street building. No demarcation layer was necessary.



IV. IC/EC PLAN COMPLIANCE REPORT

A1. IC Requirements and Compliance

1. IC Controls

A series of Institutional Controls (ICs), required under the Site Management Plan, were also placed on the property as described in an Environmental Easement which was recorded with the NYC Department of Finance and Office of the City Register (NYSDOF-OCR). The recorded ICs are as follows:

- implement, maintain and monitor the Engineering Control systems (here the site cover system);
- prevent future exposure to residual contamination by controlling disturbances of the subsurface contamination; and,
- limit the use and development of the site to restricted residential uses only.

Adherence to these Institutional Controls on the Site (Controlled Property) is required under the Environmental Easement and will be implemented under the Site Management Plan. These Institutional Controls are:

- Compliance with the Environmental Easement by the Grantor and the Grantor's successors and assigns with all elements of the SMP;
- All Engineering Controls must be operated and maintained as specified in the SMP;
- A site cover system consisting of each building's concrete cellar mat slab including the underlying vapor barrier/waterproofing membrane, concrete slab installed behind a portion of the rear cellar wall of the 70 and 80 Lorimer Street buildings, and concrete footing/foundation behind the rear cellar wall of the 90 Lorimer Street building must be inspected, certified and maintained as required in this SMP;
- All Engineering Controls on the Controlled Property must be inspected and certified at a frequency and in a manner defined in the SMP;
- Data and information pertinent to Site Management for the Controlled Property must be reported at the frequency and in a manner defined in the SMP;
- Engineering Controls may not be discontinued without an amendment or the extinguishment of this Environmental Easement.

Site restrictions include:

- The property may only be used for only restricted residential, commercial or industrial use provided that the long-term Engineering and Institutional Controls included in the SMP are employed;
- The property may not be used for a higher level of use, such as residential or unrestricted use, as these terms are defined in 6 NYCRR Part 375 regulations without additional remediation and amendment of the Environmental Easement, as approved by the NYSDEC;

- All future activities that will disturb remaining contaminated material must be conducted in accordance with the SMP;
- The use of the groundwater underlying the property is prohibited without necessary water quality treatment rendering it suitable for intended use as determined by the NYSDOH or Authority Having Jurisdiction;
- Any future buildings developed on the Site requiring the potential for vapor intrusion must be evaluated, and any potential impacts that are identified must be monitored or mitigated
Vegetable gardens and farming on the property as these terms are defined in 6 NYCRR Part 375 regulations are prohibited;
- The site owner or remedial party will submit to NYSDEC a written statement that certifies, under penalty of perjury, that: (1) controls employed at the Controlled Property are unchanged from the previous certification or that any changes to the controls were approved by the NYSDEC; and, (2) nothing has occurred that impairs the ability of the controls to protect public health and environment or that constitute a violation or failure to comply with the SMP. NYSDEC retains the right to access such Controlled Property at any time in order to evaluate the continued maintenance of any and all controls. This certification shall be submitted annually, or an alternate period of time that NYSDEC may allow and will be made by an expert that the NYSDEC finds acceptable.

2. *Status of each IC*

An inquiry was made with the NYCDOT-OCR to confirm that the Environmental Easement, as described above, remains in place and has not been changed, revised, or modified. It was revealed that on July 14, 2016, the owner filed for condo declaration and some of the apartments have been sold to new owners. It was revealed that in March, 2017, January 2021, and August, 2020, Lot 1338, Lot 1341, and Lot 1345 were sold to new entities, respectively, where the environmental easement was not conveyed in these deeds. Copies of some of the deeds, available at The Office of the City Register, are attached in **Appendix C**.

3. *Corrective Measures*

No deficiencies in the ICs were noted for this reporting period, therefore no corrective measures were required.

4. *IC Conclusions and Recommendations*

The Institutional Controls will continue to be enforced and/or inspected as applicable for the duration specified in the approved SMP.

A2. EC Requirements and Compliance

1. EC Controls

Site Cover System Including Vapor Barrier

Exposure to remaining contamination in soil/fill at the Site is prevented by a site cover system placed over the entire Site at the cellar level. This site cover system is comprised of the following:

- 70 Lorimer Street (Lots 1301-1313) – Cover consists of the building's 21" concrete cellar slab (18" concrete mat slab underlain with a waterproofing membrane and 3" rat slab), and a cellar level concrete slab installed behind a portion of the rear cellar wall;
- 80 Lorimer Street (Lots 1314-1327) – Cover consists of the building's 21" concrete cellar slab (18" concrete mat slab underlain with a waterproofing membrane and 3" rat slab), and a cellar level concrete slab installed behind a portion of the rear cellar wall; and
- 90 Lorimer Street (Lots 1328-1346) – Cover consists of the building's 21" concrete cellar slab (18" concrete mat slab underlain with a waterproofing membrane and 3" rat slab) and the concrete footing/foundation of the former building along the rear 3ft of the property.

The cellar slab was constructed below the water table, therefore, a waterproofing membrane/vapor barrier system was designed and installed beneath the cellar slab and behind the cellar walls of the buildings.

A waterproofing membrane/vapor barrier was installed between the 3 inch thick concrete rat slab and the 18 inch thick concrete mat slab. The vapor barrier consists of the Preprufe 300R system for both under slab and vertical wall applications, and the Preprufe 160R system for exterior wall sections above the water table, as manufactured by Grace. Preprufe is a 1.2 mm (0.046 in) thick HDPE film with a pressure sensitive adhesive that bonds to the poured concrete. The waterproofing membrane/vapor barrier extends throughout the occupied area of each of the new buildings. All seams and perforations in the vapor barrier were sealed using tape as supplied by the manufacturer and a liquid membrane sealer.

2. Status of each EC

A Site-wide inspection was performed on December 23, 2020, and May 11, 2022. The areas of the cover system to which access was provided by the building representative were visually inspected for evidence of cracking in the concrete slab installed above the vapor barrier. The two inspections focused on representative areas of the slabs, which were found to be in good condition. No new cracks or penetrations were observed. No patching was observed. While there was no inspection in 2021 due to scheduling issues and the COVID-19 pandemic, both the 2020 and the 2022 inspection reports reveal exactly the same conditions, and no breach to the cover, therefore we assume to a fair degree of certainty that the site cover system was intact throughout 2021.

A copy of the Annual Checklist is attached as **Appendix A**.

3. *Corrective Measures*

There were no cracks in the cellar level concrete slab cover system. No deficiencies in the ECs were noted for this reporting period, therefore, no corrective measures are required.

4. *EC Conclusions and Recommendations*

The Engineering Controls will continue to be inspected for the duration specified in the approved SMP.



B. IC/EC Certification

I, Ariel Czemerinski, am currently a registered professional engineer licensed by the State of New York. I have inspected the Engineering Controls for the Former Charles Pfizer & Co. Site (NYSDEC Site No. C241175).

I certify that the Engineering Controls, consisting of a composite cover system and vapor barrier remain in-place and the systems are performing as designed and nothing has occurred which would impair the ability of the controls to protect the public health and the environment, or that would constitute a violation or failure to comply with any operation and maintenance of such controls.

I certify that access is available to the NYSDEC and the NYSDOH to evaluate continued maintenance of the Engineering Controls.

I certify that the Institutional Controls in the form of an environmental easement recorded with the NYC Department of Finance, Office of the City Register, remains in place, is unchanged from the previous certification and that the current site usage is in compliance with the environmental easement.

076508

NYS Professional Engineer #

2/6/2023

Date



Signature



V. OPERATIONS & MAINTENANCE PLAN COMPLIANCE REPORT

A. Components of the O&M Plan

The Operation and Maintenance Plan describes the measures necessary to operate and maintain the composite cover system and underlying vapor barrier for the Site.

Site Cover System and Vapor Barrier

The site cover system and underlying waterproofing membrane/vapor barrier are to be maintained and patched as needed should any penetrations occur. If any significant penetrations through the slab are needed for future construction, care will be taken to minimize damage to the vapor barrier so that an adequate patch can be installed following completion of construction activities. Repairs of the vapor barrier and/or composite cover system will be observed and documented by a licensed professional engineer or a field inspector under the direct supervision of a licensed professional engineer. The concrete cover system should be maintained to prevent cracks and other integrity damages. The site cover system is to be inspected annually. In the event there is damage or construction on or near the site cover system, the owner and/or owner's representative and AMC will be notified to properly evaluate the repairs needed and to observe the repairs if required.

1. Reporting

A checklist is to be completed during each routine maintenance event which is scheduled to be on an annual basis. Checklists/forms will include, but not be limited to, the following information:

- Date;
- Name, company, and position of person(s) conducting maintenance activities;
- Maintenance activities conducted;
- Where appropriate, color photographs or sketches showing the approximate location of any problems or incidents noted (included either on the checklist/form or on an attached sheet); and,
- Other documentation such as copies of invoices for maintenance work, receipts for replacement equipment, etc., (attached to the checklist/form).

During each non-routine maintenance event, a form is to be completed that includes, but is not limited to, the following information:

- Date;
- Name, company, and position of person(s) conducting non-routine maintenance/repair activities;
- Presence of leaks;
- Date of leak repair;
- Other repairs or adjustments made to the system;
- Where appropriate, color photographs or sketches showing the approximate location of any problems or incidents (included either on the form or on an attached sheet); and,

- Other documentation such as copies of invoices for repair work, receipts for replacement equipment, etc. (attached to the checklist/form).

B. Summary of O&M Completed During Reporting Period

1. Site Cover System and Underlying Vapor Barrier

The cover system was inspected for evidence of new penetrations on December 23, 2020, and May 11, 2022.

C. Evaluation of Remedial Systems

1. Site Cover System and Underlying Waterproofing Membrane/Vapor Barrier

No perforations were noted in inspected portions of the composite cover system, and consequently it can be inferred that no damage had occurred to the sub-slab vapor barrier.

D. O&M Deficiencies

There were no deficiencies in complying with the O&M plan during this PRR reporting period.

E. Conclusions and Recommendations for Improvements

No improvements in the O&M plan are necessary at this time.



VI. OVERALL PRR CONCLUSIONS AND RECOMMENDATIONS

A. Compliance with SMP

All requirements of the SMP were implemented during this PRR reporting period. In order to implement all of the SMP requirements, the following items were completed:

- The areas of the site cover system in which access was provided by the building representative were visually inspected and the checklist was completed.
- The ICs/ECs were inspected, and the ICs were certified by the remedial engineer.

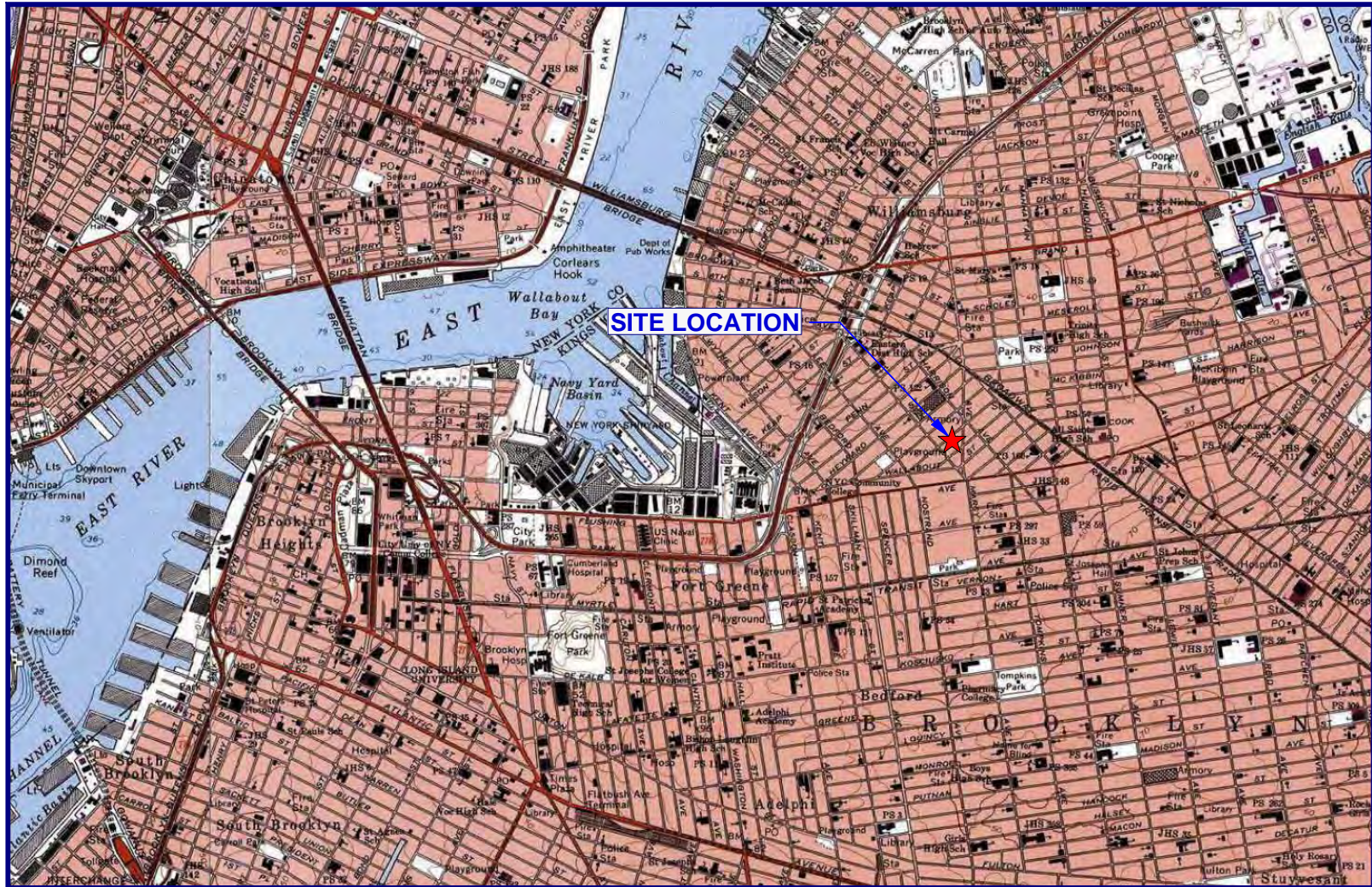
B. Future PRR Submittals

The next PRR submittal will reflect the PRR reporting period of May 29, 2022 to May 29, 2025.



FIGURES





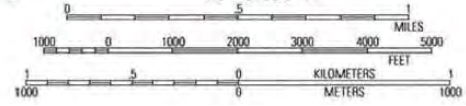
74°00.000' W

73°59.000' W

73°58.000' W

73°57.000' W

WGS84 73°56.000' W



USGS Brooklyn Quadrangle 1995, Contour Interval = 10 feet



ENVIRONMENTAL BUSINESS CONSULTANTS
1808 MIDDLE COUNTRY ROAD, RIDGE, NY 11961

Phone 631.504.6000
Fax 631.924.2780

**407 MARCY AVENUE
BROOKLYN, NY**

FIGURE 1 SITE LOCATION MAP

LORIMER STREET

SIDEWALK

LOT 108

70 LORIMER STREET

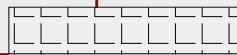
80 LORIMER STREET

90 LORIMER STREET

18 Inch Concrete Mat Slab
Waterproofing Membrane
3 Inch Concrete "Rat" Slab

18 Inch Concrete Mat Slab
Waterproofing Membrane
3 Inch Concrete "Rat" Slab

18 Inch Concrete Mat Slab
Waterproofing Membrane
3 Inch Concrete "Rat" Slab



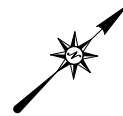
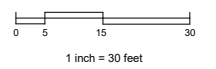
4 Inch Concrete Slab
Behind Cellar Wall

Concrete Wall and Footing

KEY:

 BCP Site Boundary

SCALE:



MARCY AVENUE

SIDEWALK

10/22/2019



AMC Engineering
1836 42nd Street
Astoria, NY 11105

Figure No.
2

Site Name: **FORMER CHARLES PFIZER & CO. SITE**

Site Address: **407 MARCY AVENUE, BROOKLYN, NY**

Drawing Title: **COMPOSITE COVER DIAGRAM**

15

APPENDIX A **ANNUAL CHECKLIST**



SITE INSPECTION CHECKLIST

Site Inspection Checklist - Cover System
407 Marcy Avenue a/k/a 70, 80, 90 Lorimer Street
Brooklyn, NY

Date: 5/11/22 Time: 10:30am

Inspector Name/Organization: Ariel Czemerinski / AMC Engineering

Visual Inspection of Concrete Slabs

Building A (70 Lorimer Street) Inspect concrete slab for cracks, perforations and patching

Describe General Condition of Cellar Slab Good

Describe any Cracks or New Penetrations None observed

Describe any Patching None

Building B (80 Lorimer Street) Inspect for cracks, perforations and patching

Describe General Condition of Cellar Slab Good

Describe any Cracks or New Penetrations None observed

Describe any Patching None

Building C (90 Lorimer Street) Inspect for cracks, perforations and patching

Describe General Condition of Cellar Slab Good


Describe any Cracks or New Penetrations None observed

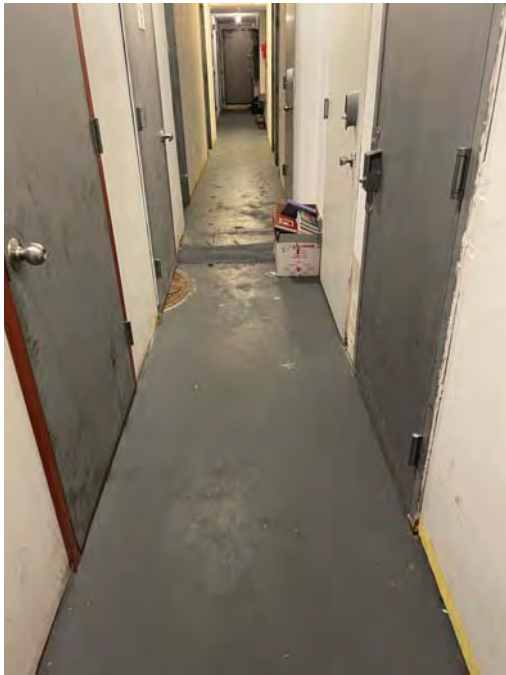
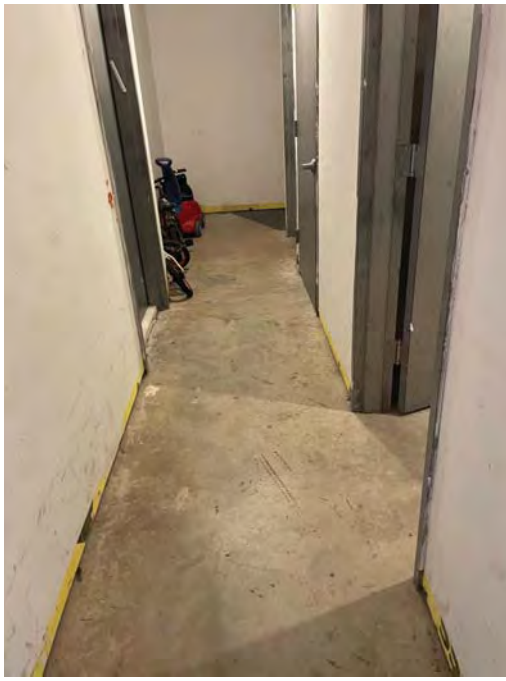
Describe any Patching None

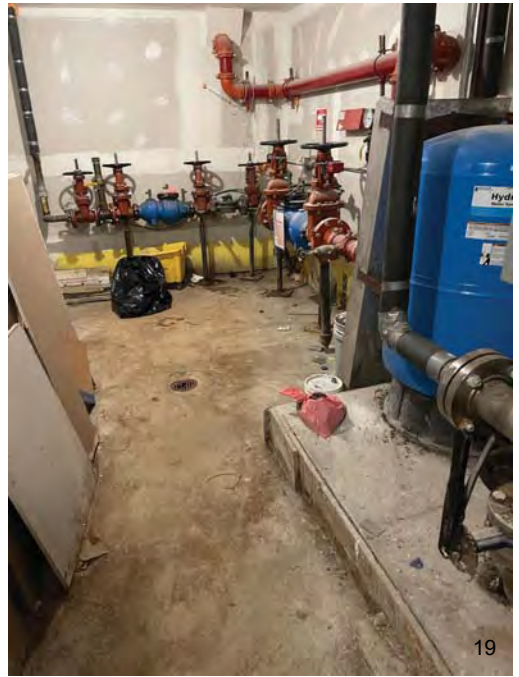
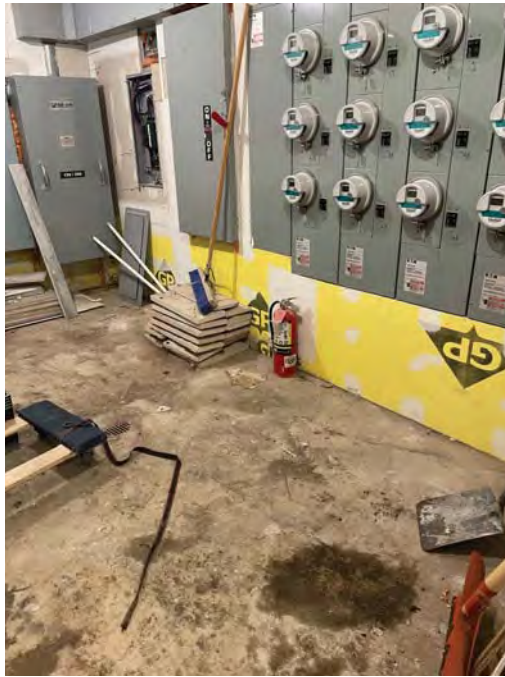
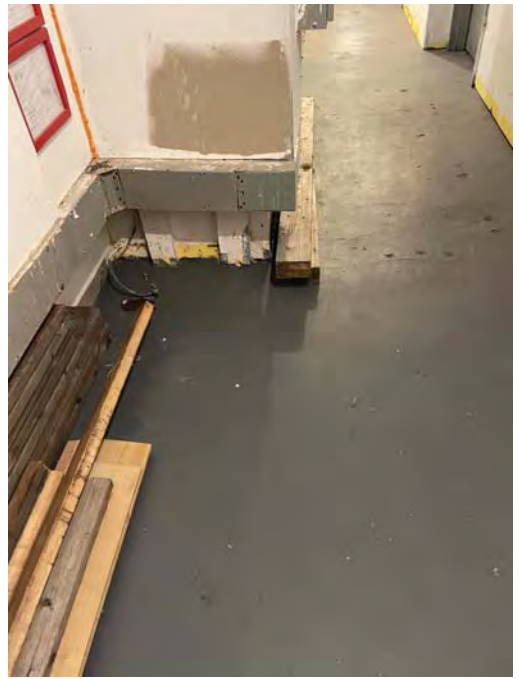
Concrete Capped Areas Behind Cellar Walls of Building Areas behind 90 Lorimer is in accessible and not visible from building

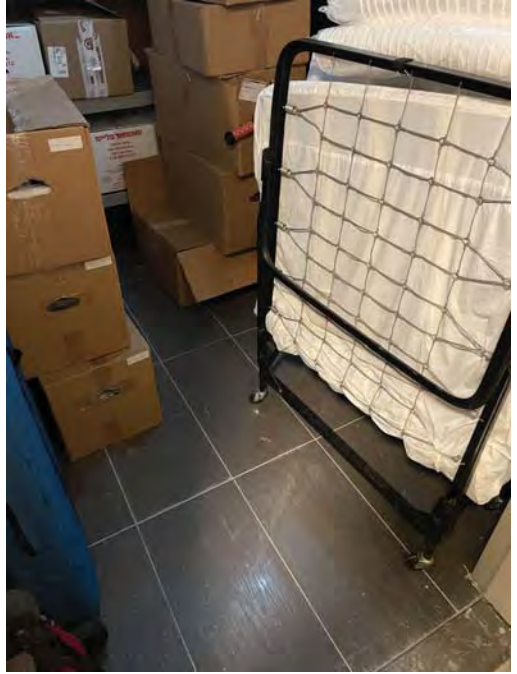
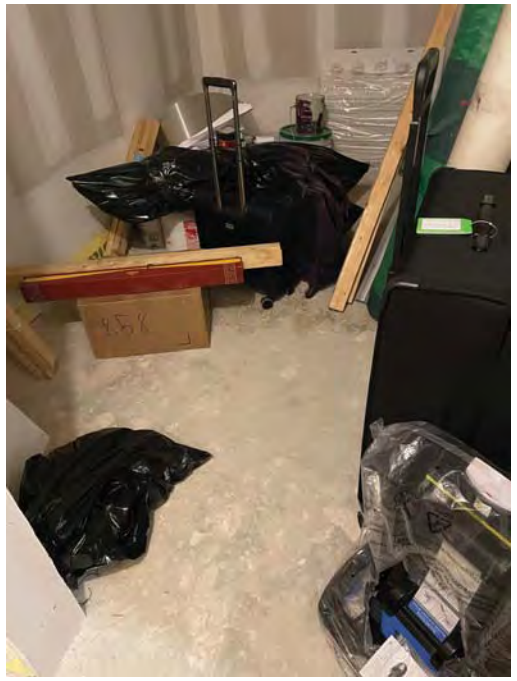
Evidence of Removal/Disturbance None

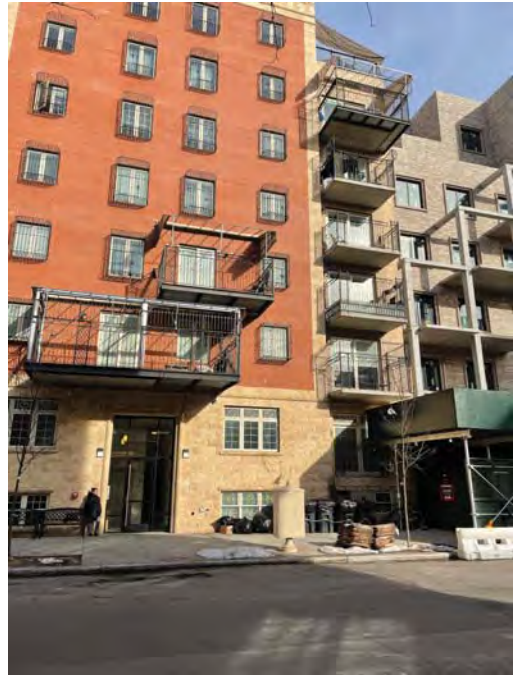
Repairs Needed and / or Maintenance at this time?
None at this time

Signature:  Date: 12/23/2020









SITE INSPECTION CHECKLIST

Site Inspection Checklist - Cover System
407 Marcy Avenue a/k/a 70, 80, 90 Lorimer Street
Brooklyn, NY

Date: 5/11/22 Time: 9:00 am

Inspector Name/Organization: Ariel Czemerinski / AMC Engineering

Visual Inspection of Concrete Slabs

Building A (70 Lorimer Street) Inspect concrete slab for cracks, perforations and patching
Describe General Condition of Cellar Slab Good

Describe any Cracks or New Penetrations None observed

Describe any Patching None

Building B (80 Lorimer Street) Inspect for cracks, perforations and patching
Describe General Condition of Cellar Slab Good

Describe any Cracks or New Penetrations None observed

Describe any Patching None


Building C (90 Lorimer Street) Inspect for cracks, perforations and patching
Describe General Condition of Cellar Slab Good

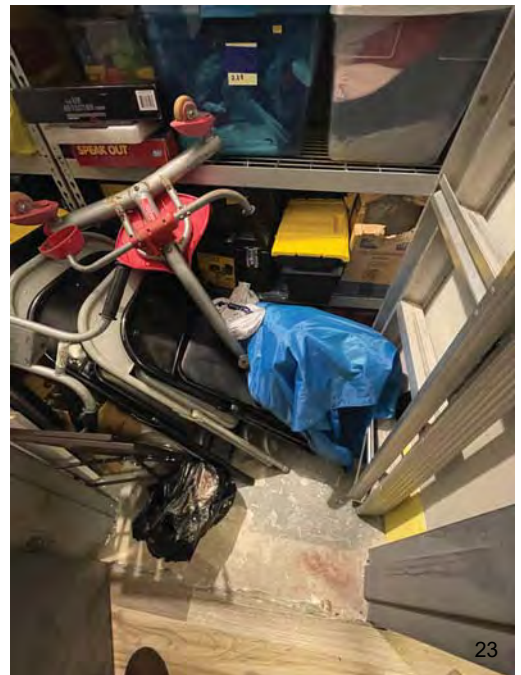
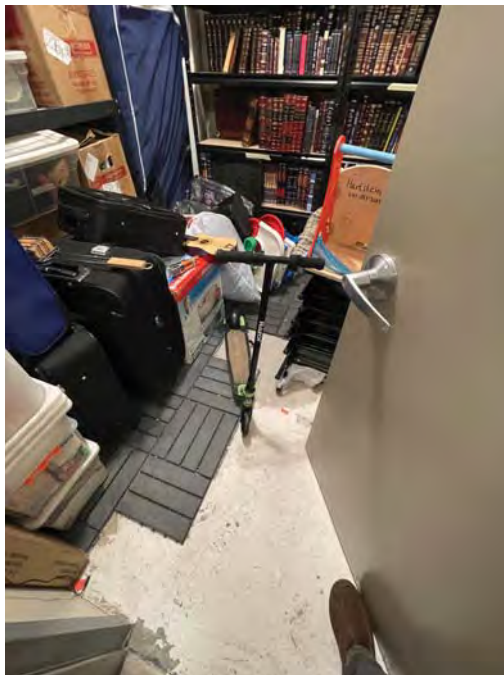
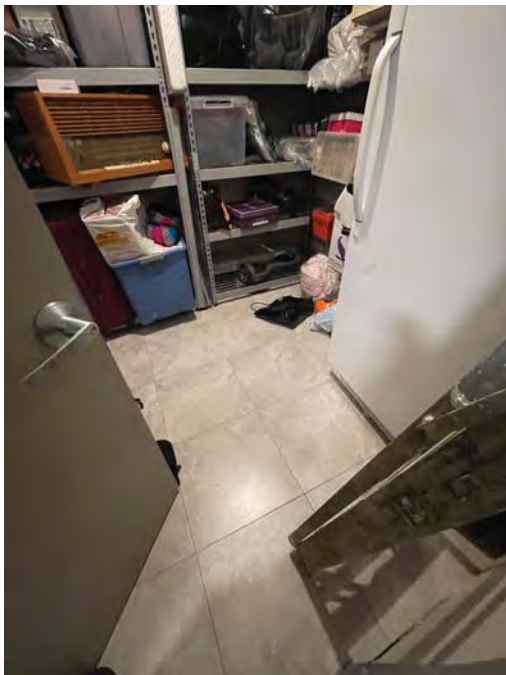
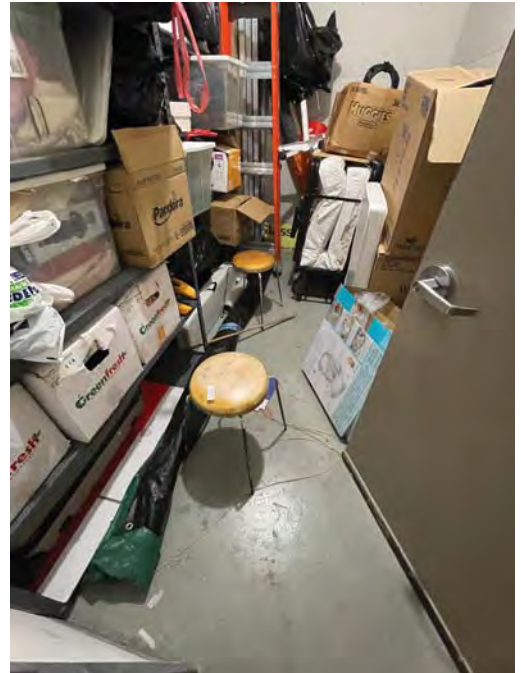
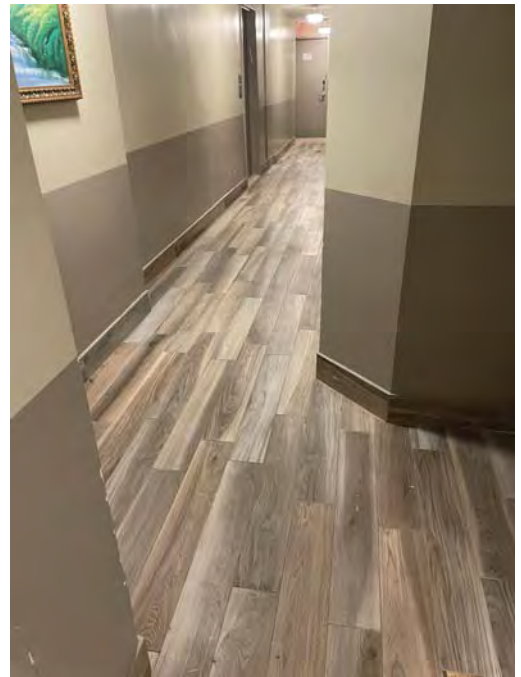
Describe any Cracks or New Penetrations None observed

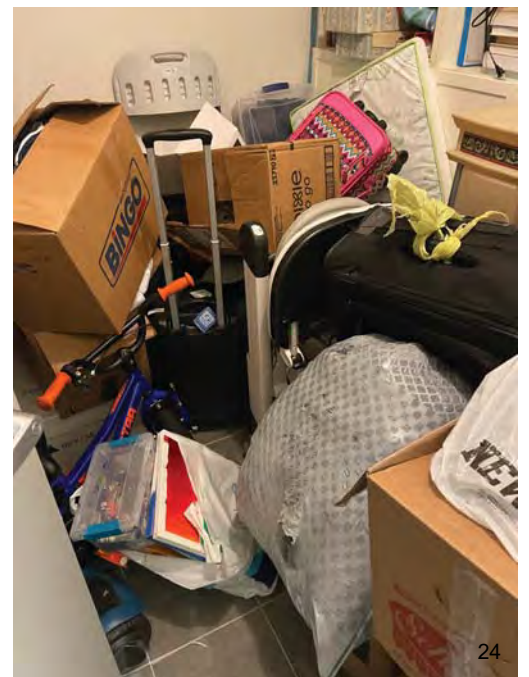
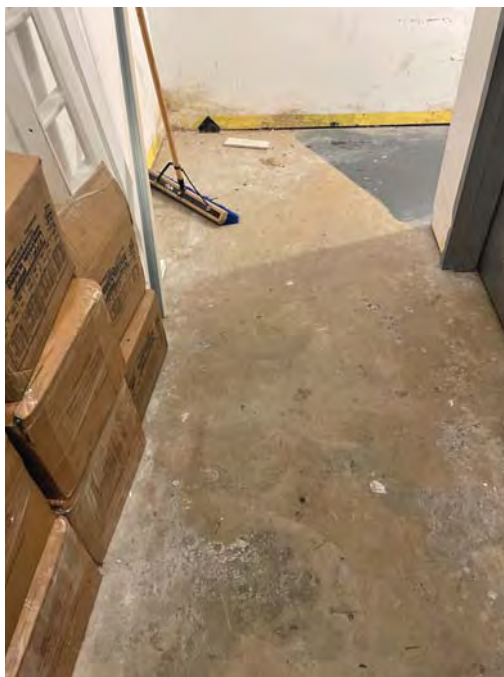
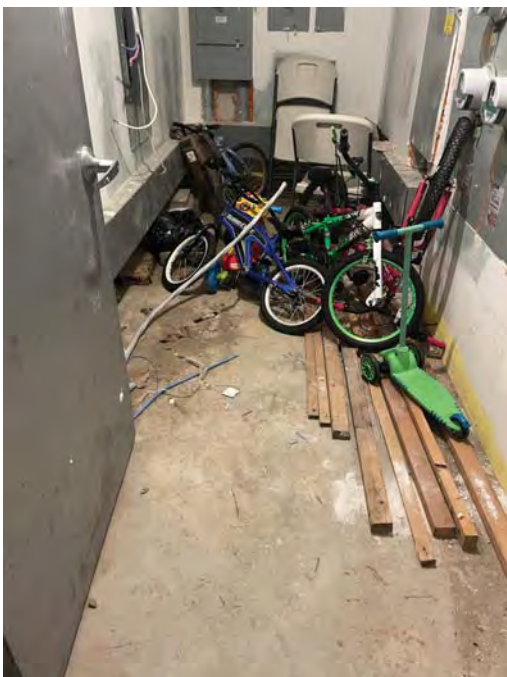
Describe any Patching None

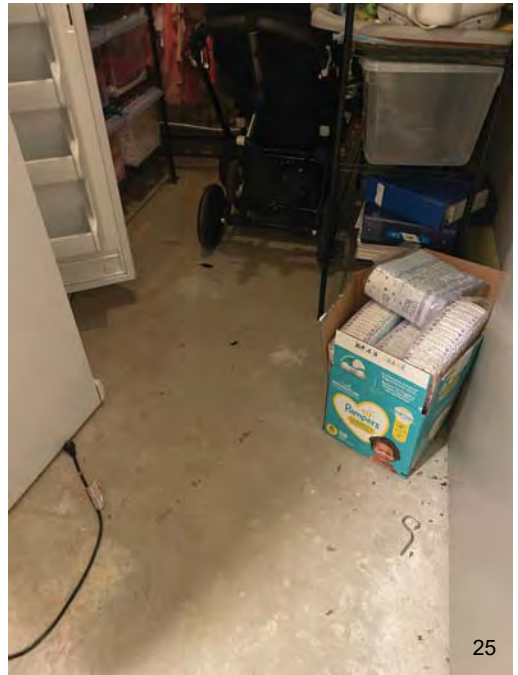
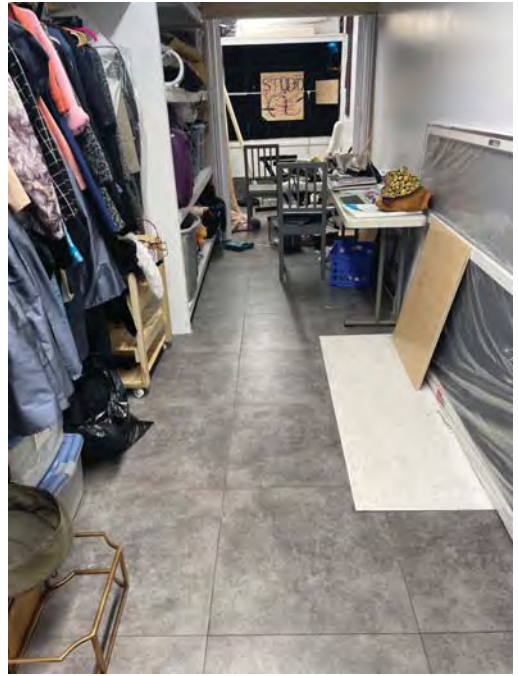
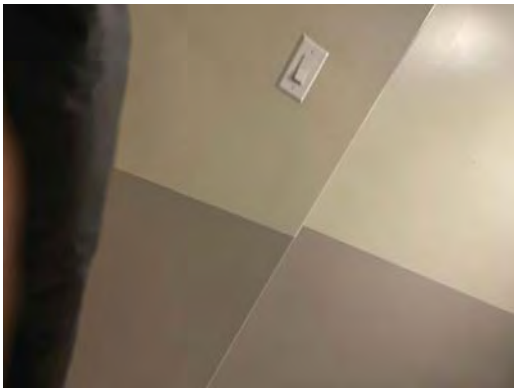
Concrete Capped Areas Behind Cellar Walls of Building Areas behind 90 Lorimer is in accessible and not visible from building
Evidence of Removal/Disturbance None observed

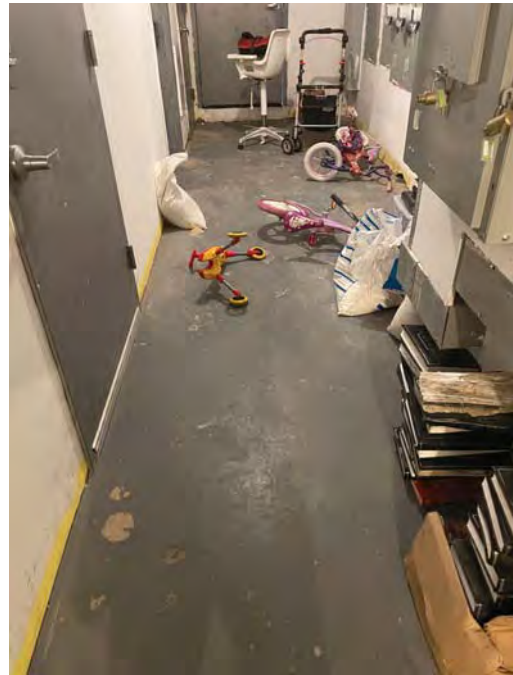
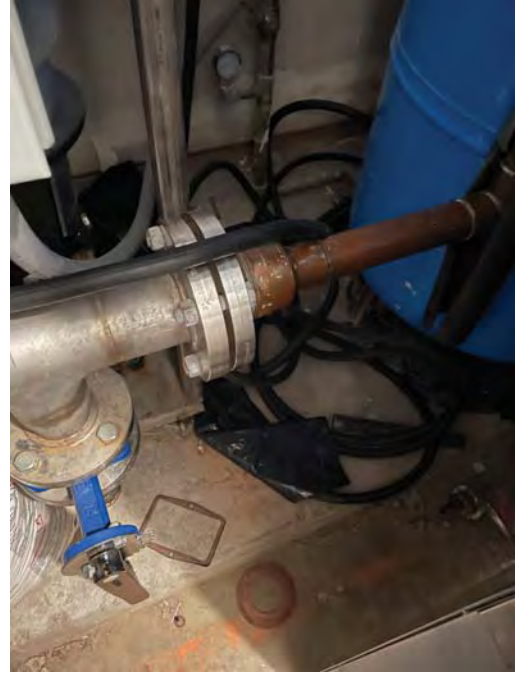
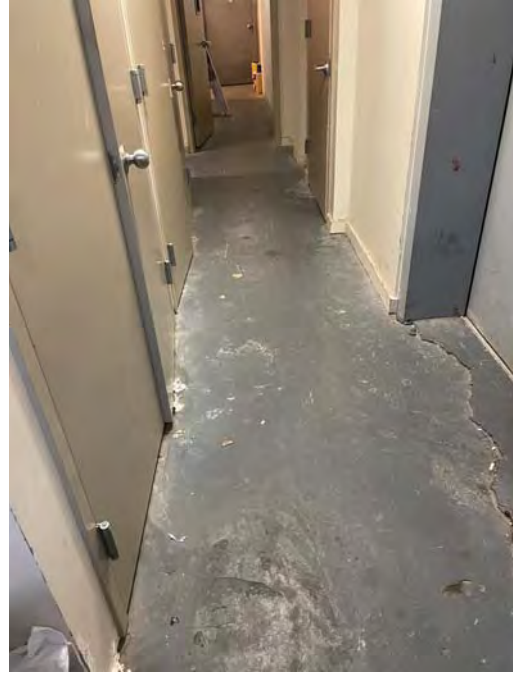
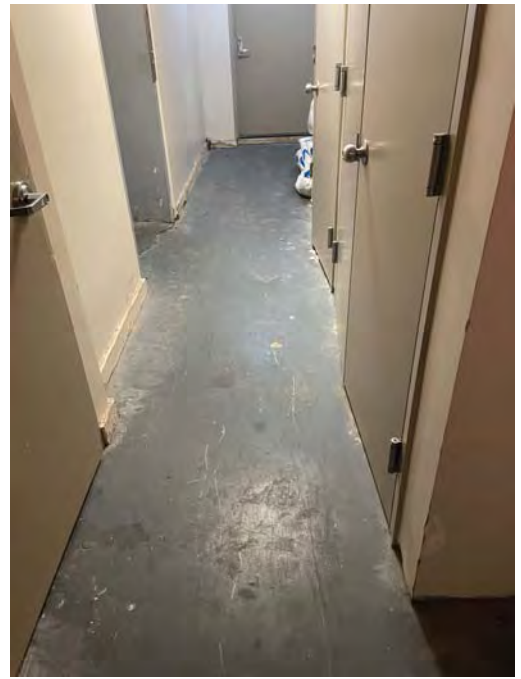
Repairs Needed and / or Maintenance at this time?
None at this time

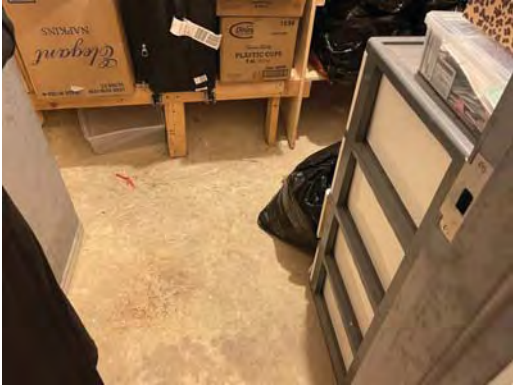
Signature:  Date: 5/11/22











APPENDIX B

PERMITS DURING THE REPORTING PERIOD





Buildings



Work Permit Department Of Buildings

Permit Number: B00213281-I1-VT

Issued: 08/23/2019

Expires: 08/23/2020

Address: BROOKLYN 80 LORIMER STREET, 11206

Issued To: STEPHEN LAIOSA

Application Type: EBN/PPN

Business: SIGNATURE ELEV MNTCE

Filing Include: ALTERATION/REPLACEMENT

License No: L - 610029

Device Number(s): 3P14742

Is this application to install Door Lock Monitoring only: NO



Description: PROVIDE NEW DOOR LOCK MONITORING SYSTEM PER SECTION 3.10.12 OF CHAPTER K3 OF APPENDIX K OF THE NEW YORK CITY BUILDING CODE. ALL WORK TO COMPLY W/ASME A17.1-2000/03, CHAPTER 30 OF 2014 BC. INSPECTION(S) TO BE MADE PER PPN #26/90.

For detailed information regarding this permit, please log on to DOB NOW at www.nyc.gov/buildings.
Call 311 with any questions or complaints.

Borough
Commissioner:

Commissioner of
Buildings:

Tampering with or knowingly making a false entry in or falsely altering this permit is a crime that is punishable by a fine, imprisonment or both.



Buildings



Work Permit Department Of Buildings

Permit Number: B00213275-11-VT

Issued: 08/23/2019

Expires: 08/23/2020

Address: BROOKLYN 90 LORIMER STREET, 11206

Issued To: STEPHEN LAIOSA

Application Type: EBN/PPN

Business: SIGNATURE ELEV MNTCE

Filing Include: ALTERATION/REPLACEMENT

License No: L - 610029

Device Number(s): 3P14741

Is this application to install Door Lock Monitoring only: NO



Description: PROVIDE NEW DOOR LOCK MONITORING SYSTEM PER SECTION 3.10.12 OF CHAPTER K3 OF APPENDIX K OF THE NEW YORK CITY BUILDING CODE. ALL WORK TO COMPLY W/ASME A17.1-2000/03, CHAPTER 30 OF 2014 BC. INSPECTION(S) TO BE MADE PER PPN #26/90.

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