



**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	
<b>Site No.</b>	<b>C224207</b>		
<b>Site Name Former Sunbelt Equipment</b>			
Site Address: 25 KENT AVENUE		Zip Code: 11249	
City/Town: Brooklyn			
County: Kings			
Site Acreage: 1.830			
Reporting Period: April 27, 2019 to April 27, 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"/>
<b>If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.</b>			
5.	Is the site currently undergoing development?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		<b>Box 2</b>	
		YES	NO
6.	Is the current site use consistent with the use(s) listed below?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7.	Are all ICs in place and functioning as designed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>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.</b>			
<b>A Corrective Measures Work Plan must be submitted along with this form to address these issues.</b>			
_____ Signature of Owner, Remedial Party or Designated Representative		_____ Date	

		<b>Box 2A</b>
	YES	NO
8. Has any new information revealed that assumptions made in the Qualitative Exposure Assessment regarding offsite contamination are no longer valid?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>If you answered YES to question 8, include documentation or evidence that documentation has been previously submitted with this certification form.</b>		
9. Are the assumptions in the Qualitative Exposure Assessment still valid? (The Qualitative Exposure Assessment must be certified every five years)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>If you answered NO to question 9, the Periodic Review Report must include an updated Qualitative Exposure Assessment based on the new assumptions.</b>		

<b>SITE NO. C224207</b>	<b>Box 3</b>	
<b>Description of Institutional Controls</b>		
<u>Parcel</u> <b>3022820001</b>	<u>Owner</u> 19 Kent Acquisition LLC	<u>Institutional Control</u>  Ground Water Use Restriction Landuse Restriction Site Management Plan
An Easement and Site management Plan are in place for two 900 square foot areas of the site; one will allow restricted residential use, and the other will allow commercial use. Both will have groundwater use restrictions.		

	<b>Box 4</b>
<b>Description of Engineering Controls</b>	
None Required	
Not Applicable/No EC's	

### 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. C224207

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 Rick Furches at 2929 Arch Street, 28th fl Philadelphia PA 19104  
print name print business address

am certifying as Owner (Owner or Remedial Party)

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



April 4, 2022

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

Date

# **FORMER SUNBELT EQUIPMENT**

25 KENT AVENUE, BROOKLYN, NEW YORK 11249

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## **PERIODIC REVIEW REPORT**

**NYSDEC BCP Number: C224207**

**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 42<sup>nd</sup> St  
Astoria, NY 11105**

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**REPORTING PERIOD:**

**APRIL 27, 2019 to April 27, 2022**

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## I. EXECUTIVE SUMMARY

AMC Engineering (AMC) has prepared the following Periodic Review Report for the time period of April 27, 2019, to April 27, 2022, for the property located at 25 Kent Avenue in Brooklyn, New York 11249 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) #C224207.

The concrete slab installed over the Track 2 portion of the Site designated as EP81, and the Track 2 portion of the Site designated as EP5 was inspected for evidence of cracking. No cracks or concrete slab penetrations were observed.

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 2282 Lot 1 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 is an approximately 1.83-acre area and is bounded by North 13th Street to the north, North 12th Street to the south, Wythe Avenue to the east, and Kent Avenue to the west (see **Figure 2** – Site Layout Map).

### B. Site Chronology

A Remedial Action Work Plan (RAWP) was prepared by AMC in December 2014, and revised in July 2015. The RAWP selected a Track 1 remedy for the Site consisting of the removal of all on-site soils which exceed the Unrestricted Use Soil Cleanup Objectives (SCOs), and provided for a Track 2 remedy to the extent Track 1 SCOs could not be achieved. The Department approved this remedy in its Decision Document of July 2015. The Remedial Action consisted of the following:

- Excavation of soil/fill exceeding Track 1 Unrestricted Use SCOs to development depths which averaged 24 feet below grade, with deeper remedial excavation in certain areas where end point samples at development depth exceeded Unrestricted Use SCOs;
- Screening for indications of contamination (by visual means, odor, and monitoring with PID) of all excavated soil during all intrusive Site work;
- Collection and analysis of end-point samples to evaluate the performance of the remedy with respect to attainment of Track 1 SCOs;
- 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;
- Dewatering and treatment of petroleum-impacted groundwater before discharging to the NYC sewer system under a NYCDEP sewer discharge permit;
- Import of  $\frac{3}{4}$ " clean stone and  $\frac{3}{4}$ " recycled concrete aggregate to be used for backfill below the building's concrete mat slab in compliance with: (1) chemical limitations and other specifications listed in the RAWP, and (2) all Federal, State, and local rules and regulations for handling and transport of material;
- In two areas in the southwestern corner of the Site, end point samples exceeded Track 1 SCOs, and samples obtained from test pits indicated that VOC impacts exceeding Track 1 SCOs extended to a depth below levels that could be safely excavated. Therefore, in those two areas, the building's 36 inch thick concrete mat slab serve as a composite cover system, and those areas of the Site are designated as Track 2;
- Development and implementation of a Site Management Plan for long term management of remaining contamination below the Track 2 portions of the Site which includes plans for: (1) Institutional Controls, (2) inspections and (3) reporting; and
- An Environmental Easement recorded on the two Track 2 portions of the Site will ensure implementation of the SMP.



### III. REMEDY PERFORMANCE, EFFECTIVENESS & PROTECTIVENESS

The results of the end point soil samples collected after excavation of soils for remediation and for construction of the new buildings confirm that soil above Track 1 Unrestricted Use SCOs remains below the 36 inch thick concrete mat slab within the Track 2 portions of the Site. The Track 1 Unrestricted Use SCO exceedences consist of the VOCs benzene and ethylbenzene. Benzene was detected at a concentration of 700 ppb at the final excavation depth in the EP5 area, and at 750 ppb at the final excavation depth in the EP81 area. Deeper soil samples from below the final excavation depth were collected from the two Track 2 portions of the Site from test pits excavated to 6.5 feet (EP5) and 7 feet (EP81).

From the test pit excavated within the EP5 area, soil samples were collected representing the intervals 1 ft (EP5.1), 2 ft (EP5.2), 2.5 ft (EP5.3), 3 ft (EP5.3), 3.5 ft (EP5.4), 4 ft (EP5@4ft), 5ft (EP5@5ft), and 6.5ft (EP5@6.5 ft). Benzene was detected above the Track 1 Unrestricted Use SCO (60 ppb) within each of the soil samples, ranging in concentration from 300 ppb to 7,900 ppm. Ethylbenzene was only detected above the Track 1 Unrestricted Use SCO (1,000 ppb) within soil sample EP5@6.5ft (1,900 ppb).

From the test pit excavated within the EP81 area, soil samples were collected representing the intervals 1 ft (EP81.1), 2 ft (EP81.2), 5 ft (EP81@5ft), 6ft (EP81@6ft), and 7ft (EP81@7 ft). Benzene was detected above the Track 1 Unrestricted Use SCO within each of the soil samples, ranging in concentration from 340 ppb to 2,200 ppb.

The Track 1 Unrestricted Use SCO exceedences of benzene and ethylbenzene were encountered below a 3ft layer of peat moss and clay, and at depths greater than 15 feet below the groundwater table. Therefore, the Track 1 Unrestricted Use SCO exceedences of benzene and ethylbenzene are believed to be associated with an off-Site source which migrated onto the Site when the water table was approximately 15 feet lower than it is at the present time. The contaminants were forced upward as the water table rose and were entrained in the clay through the upward pressure gradient.

All soil at within the Track 2 portions of the site which remains above Unrestricted Use SCOs is capped with the site cover system consisting of a 36 inch thick concrete cellar mat slab underlain by a 32-mil waterproofing membrane, and a 4 inch thick concrete rat slab.

## IV. IC PLAN COMPLIANCE REPORT

### A1. IC Requirements and Compliance

#### 1. IC Controls

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

- prevent future exposure to residual contamination; and,
- limit the use and development of the Track 2 portions of the Site to restricted residential, commercial, or industrial uses only (as further described below), consistent with applicable zoning.

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

- The Track 2 portion of the Site designated as EP81 may be used for: restricted residential, commercial, or industrial use;
- The Track 2 portion of the Site designated as EP5 may be used for: commercial, or industrial use;
- All ICs must be inspected at a frequency and in a manner defined in the SMP;
- The use of groundwater underlying the Track 2 portions of the Site is prohibited without necessary water quality treatment as determined by the NYSDOH to render it safe for its intended purpose, and the user must first notify and obtain written approval to do so from the Department;
- Compliance with the Environmental Easement by the Grantee and the Grantee's successors is required;
- The Owner of the Track 2 portions of the Site must, on the frequency required in Table 4 of the SMP, submit to NYSDEC a written statement that certifies, under penalty of perjury, that: (1) controls employed at the Site are unchanged from the previous certification or that any changes to the controls were approved by DEC; and, (2) nothing has occurred that impairs the ability of the controls to protect public health and the environment or that constitute a violation or failure to comply with the controls.
- All future activities that will disturb remaining contaminated material must be conducted in accordance with this SMP;
- Maintenance and inspection, and reporting of the composite cover system shall be performed as defined in this SMP;
- Access to the Track 2 portions of the Site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by the Environmental Easement; and

- Vegetable gardens and farming on the Track 2 portions of the Site are prohibited.

2. *Status of each IC*

The Environmental Easement, as described above, remains in place and has not been changed, revised or modified.

3. *Corrective Measures*

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

4. *IC Conclusions and Recommendations*

The Institutional Controls will continue to be inspected for the duration specified in the approved SMP. Since there are no Engineering Controls for Former Sunbelt Equipment, AMC recommends all future Periodic Review Reports include IC Certification only by an owner's representative (and not the Remedial Engineer).

## **A2. EC Requirements and Compliance**

### *1. EC Controls*

There are no Engineering Controls for Former Sunbelt Equipment.

### *2. Status of each EC*

Not Applicable

### *3. Corrective Measures*

Not Applicable

### *4. EC Conclusions and Recommendations*

Not Applicable – Since there are no Engineering Controls for Former Sunbelt Equipment, AMC recommends all future Periodic Review Reports include IC Certification only by an owner's representative (and not the Remedial Engineer).



**B. IC 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 Sunbelt Equipment site (NYSDEC Site No. C224207).

I certify that the composite cover system constructed over the Track 2 portions of the Site remain in-place and nothing has occurred to the composite cover system which would impair the ability of the composite cover system to protect the public health and the environment, or that would constitute a violation or failure to comply with any operation and maintenance of the composite cover system.

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.

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NYS Professional Engineer #

---

Date

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Signature

## V. MAINTENANCE AND INSPECTION PLAN COMPLIANCE REPORT

### A. Components of the Maintenance and Inspection Plan

The Site remedy does not rely on any mechanical systems, such as groundwater treatment systems, sub-slab depressurization systems or air sparge/soil vapor extraction systems to protect public health and the environment. Therefore, the operation and maintenance of such components was not included in the SMP.

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

#### 1. Composite Cover Inspection

Composite cover inspections for the Track 2 portions of the Site are to be performed at a minimum of once per year. Modification to the frequency or duration of the inspections will require approval from the NYSDEC. Composite cover inspections will also be performed after all severe weather conditions.

Inspections will also be performed in the event of an emergency. If an emergency, such as a natural disaster or an unforeseen failure of the composite cover system occurs that reduces or has the potential to reduce the effectiveness of the composite cover in place at the Site, verbal notice to the NYSDEC must be given by noon of the following day. In addition, an inspection of the Site will be conducted within 5 days of the event to verify the effectiveness of the composite cover implemented at the Track 2 portions of the Site by a qualified environmental professional, as determined by the NYSDEC. Written confirmation must be provided to the NYSDEC within 7 days of the event, and include a summary of actions taken, or to be taken, and the potential impact to the environment and the public.

Unscheduled inspections may take place when a suspected failure of the Composite Cover System has been reported or an emergency occurs that is deemed likely to affect the operation of the system. If any penetrations, holes, cracks or other disturbances are noted within the composite cover system repairs must be made immediately.

#### 2. Reporting

A checklist is to be completed during each routine maintenance event which is scheduled to be on an annual basis. During these inspections, an inspection form will be completed to compile sufficient information to assess the following:

- Compliance with all ICs;
- An evaluation of the condition and continued effectiveness of the composite cover;
- General site conditions at the time of the inspection;
- The site management activities being conducted; and
- Confirm that site records are up to date.

Composite cover inspections for the Track 2 portions of the Site will be conducted and documented annually, regardless of the frequency of the Periodic Review Report. The inspections will determine and document the following:

- Whether the composite cover continues to perform as designed;
- If the composite cover continues to be protective of human health and the environment;
- Compliance with requirements of this SMP and the Environmental Easement;
- Achievement of remedial performance criteria; and
- If site records are complete and up to date.

## **B. Summary of the Composite Cover Inspection Completed During Reporting Period**

### *1. Composite Cover System*

The concrete cellar mat slab over the Track 2 portions of the Site were inspected on August 4, 2020, September 15, 2021, and March 30, 2022.

## **C. Evaluation of Remedial Systems**

### *1. Composite Cover System*

No cracks, holes, perforations, or evidence of patching was noted during the inspection. The concrete slab appeared to be in new condition.

## **D. Composite Cover Deficiencies**

There were no deficiencies in complying with the Maintenance and Inspection Plan during this PRR reporting period.

## **E. Conclusions and Recommendations for Improvements**

No improvements in the Maintenance and Inspection Plan are necessary at this time. Since there are no Engineering Controls for Former Sunbelt Equipment, AMC recommends all future Periodic Review Reports include IC Certification only by an owner's representative (and not the Remedial Engineer).



## 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:

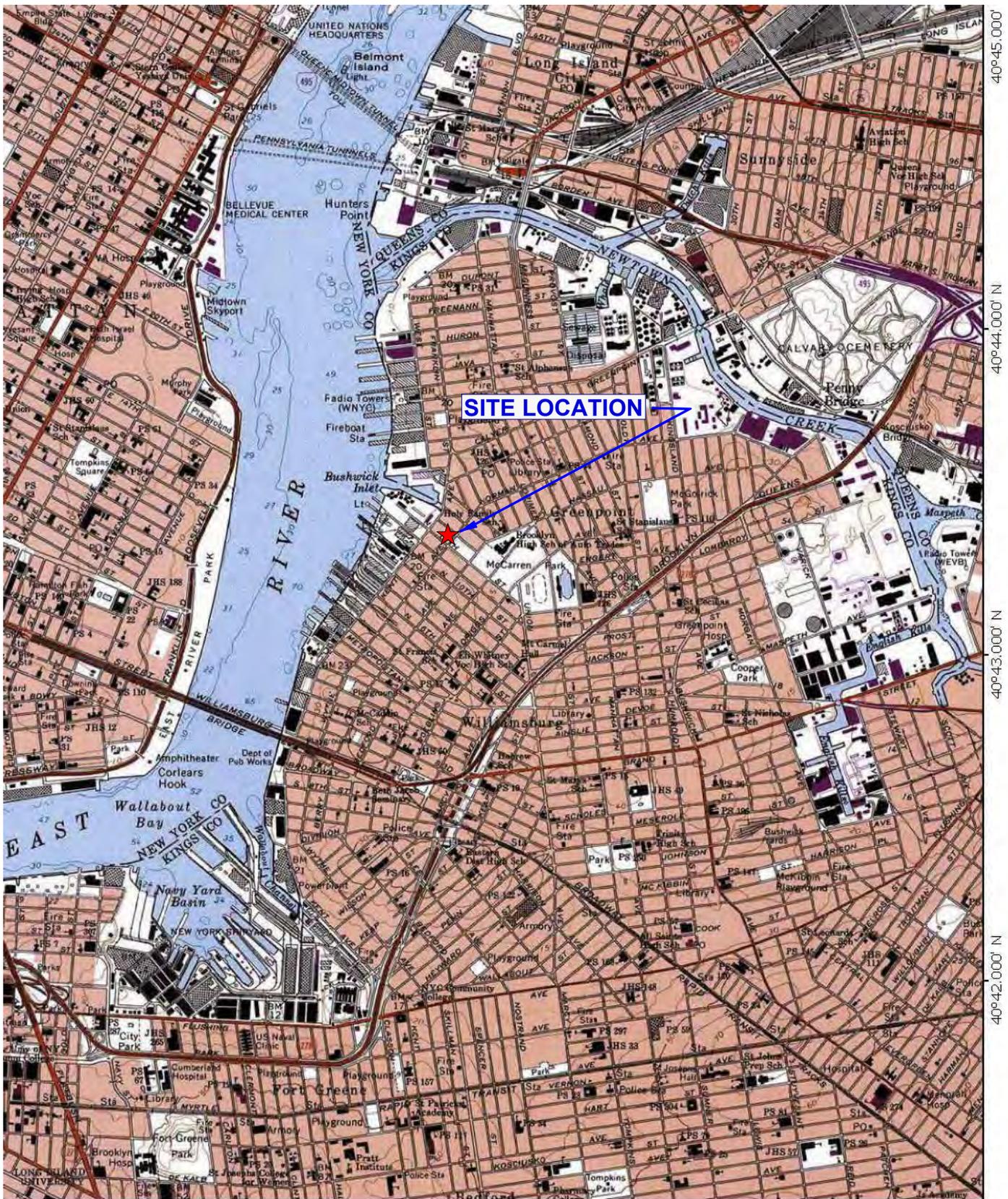
- The concrete cellar mat slab over the Track 2 portions of the Site were inspected and the checklist was completed.
- The ICs were inspected and the ICs were certified by the remedial engineer.

### B. Future PRR Submittals

The next PRR submittal will reflect the PRR reporting period from the present until May 27, 2025. Since there are no Engineering Controls for Former Sunbelt Equipment, AMC recommends all future Periodic Review Reports include IC Certification only by an owner's representative (and not the Remedial Engineer).



# FIGURES



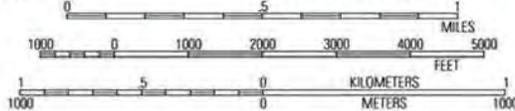
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40°44.000' N  
40°43.000' N  
40°42.000' N

73°59.000' W

73°58.000' W

73°57.000' W

WGS84 73°56.000' W



MN ↑ TN  
13°

06/04/11



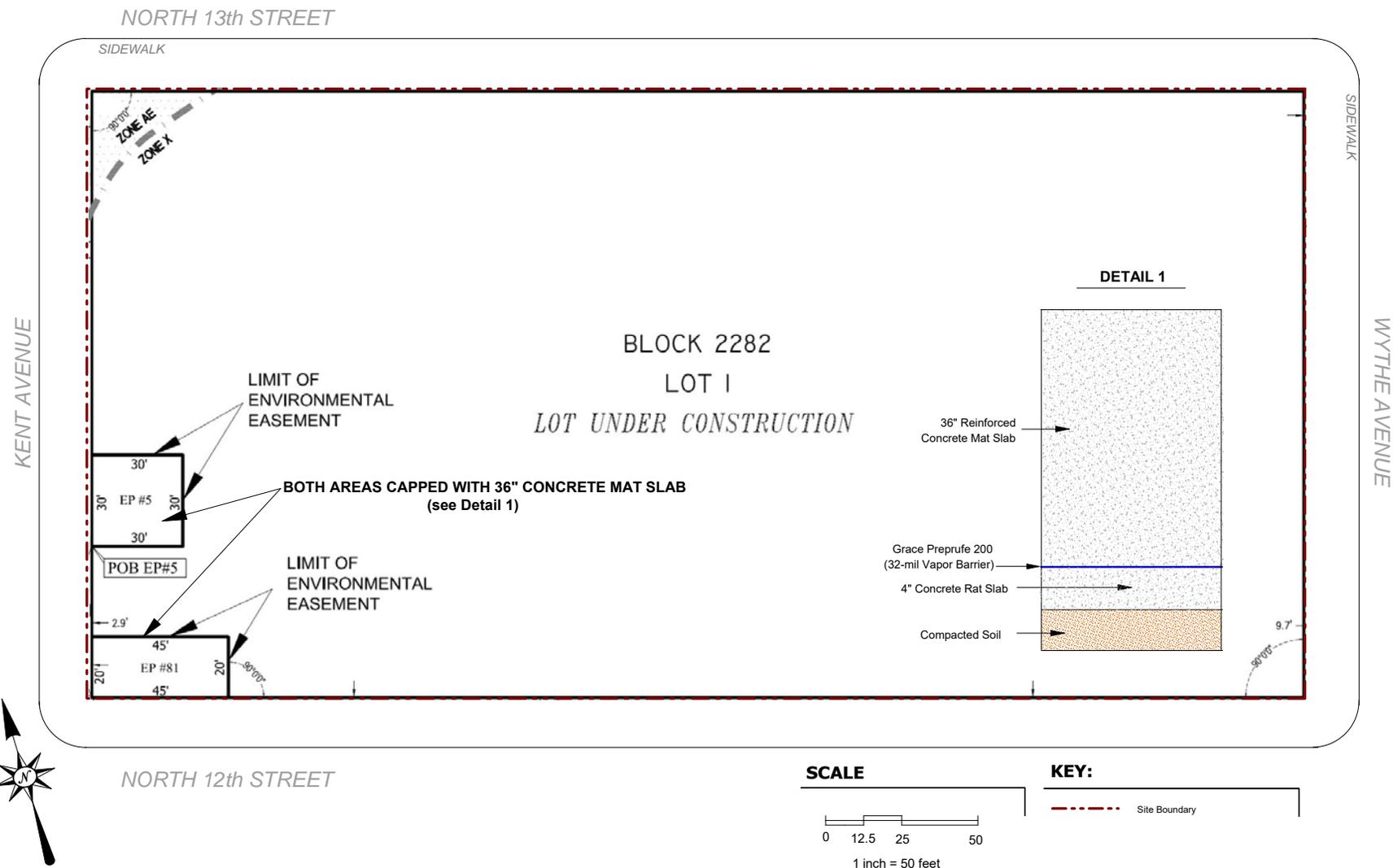
**AMC Engineering**  
1836 42nd Street  
Astoria, NY 11105

*Figure No.*  
**1**

Site Name: **FORMER SUNBELT EQUIPMENT SITE**

Site Address: **25 KENT AVENUE, BROOKLYN, NY 12**

Drawing Title: **SITE LOCATION MAP**



**AMC Engineering**  
 1836 42nd Street  
 Astoria, NY 11105

**Figure No.**  
**5**

Site Name: **FORMER SUNBELT EQUIPMENT - C224207**  
 Site Address: **25 KENT AVENUE, BROOKLYN, NY**  
 Drawing Title: **COMPOSITE COVER DIAGRAM**

# **APPENDIX A** **ANNUAL CHECKLISTS**



**SITE INSPECTION CHECKLIST**

Site Inspection Checklist - Cover System  
25 Kent Avenue  
Brooklyn, NY  
Block 2282, Lot 1

Date: 8/4/20 Time: 2<sup>30</sup>

Inspector Name/Organization: Kevin Brussee - EBC

**Visual Inspection of Concrete Mat Slab**

Inspect concrete/pavement for cracks, perforations and patching

Describe General Condition of Concrete Good

Describe any Cracks or New Penetrations NONE

Describe any Patching NONE

Repairs Needed and / or Maintenance at this time?

NONE

Signature: [Handwritten Signature] Date: 8/4/2020

**SITE INSPECTION CHECKLIST**

Site Inspection Checklist - Cover System  
25 Kent Avenue  
Brooklyn, NY  
Block 2282, Lot 1

Date: Sept 15, 2021 Time: \_\_\_\_\_

Inspector Name/Organization: Kevin Brussee

**Visual Inspection of Concrete Mat Slab**

Inspect concrete/pavement for cracks, perforations and patching

Describe General Condition of Concrete No disturbances - Slab is in  
same condition

Describe any Cracks or New Penetrations No changes

Describe any Patching No changes

Repairs Needed and / or Maintenance at this time?  
No repairs needed

\_\_\_\_\_  
\_\_\_\_\_

Signature: [Signature] Date: 9/15/2021

**SITE INSPECTION CHECKLIST**

Site Inspection Checklist - Cover System  
25 Kent Avenue  
Brooklyn, NY  
Block 2282, Lot 1

Date: 3-30-22 Time: 1:30

Inspector Name/Organization: KEVIN BRUSSEE - EBC

**Visual Inspection of Concrete Mat Slab**

Inspect concrete/pavement for cracks, perforations and patching

Describe General Condition of Concrete GOOD

Describe any Cracks or New Penetrations NONE

Describe any Patching NONE

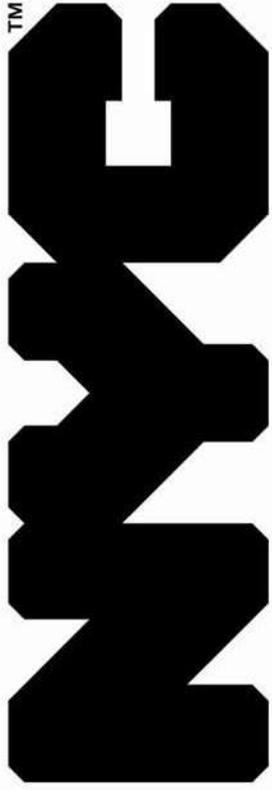
Repairs Needed and / or Maintenance at this time?

NONE

Signature: [Handwritten Signature] Date: 3/30/2022

# **APPENDIX B** **NYC DOB PERMITS**





**Buildings**



# Work Permit Department of Buildings

Permit Number: 321730196-01-EW-OT

Issued: 06/03/2019

Expires: 04/20/2020

Address: BROOKLYN 25 KENT AVENUE

Issued to: JOSEPH ROMANO

Business: TRANSPARENT CONSTRUCTION

Contractor No: GC-608881

Description of Work: CONCRETE WORK NOT AUTHORIZED - CONCRETE PLACEMENT, FORMWORK, STEEL REINFORCING NOT PERMITTED.

ALTERATION TYPE 2 - GEN. CONSTR. CONSTRUCT INTERIOR PARTITIONS, CEILINGS AND DOORS AS SHOWN ON DRAWINGS FILED HERewith. NO CHANGE IN USE, EGRESS OR OCCUPANCY.



Number of dwelling units occupied during construction: 0  
Review is requested under Building Code: 2008

SITE FILL: NOT APPLICABLE

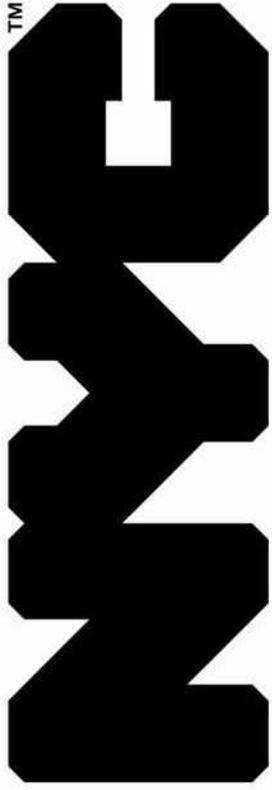
To see a Zoning Diagram (ZD1) or to challenge a zoning approval filed as part of a New Building application or Alteration application filed after 7/13/2009, please use "My Community" on the Buildings Department web site at [www.nyc.gov/buildings](http://www.nyc.gov/buildings).

Emergency Telephone Day or Night: 311

Borough Commissioner:

Commissioner of Buildings:

This permit copy created on 06/03/2019 reflects the Commissioner(s) as of such date. 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. 01/06/03/2019



**Buildings**



# Work Permit Department of Buildings

Permit Number: 321730196-01-EW-OT

Issued: 06/03/2019

Expires: 04/20/2020

Address: BROOKLYN 25 KENT AVENUE

Issued to: JOSEPH ROMANO

Business: TRANSPARENT CONSTRUCTION

Contractor No: GC-608881

Description of Work: CONCRETE WORK NOT AUTHORIZED - CONCRETE PLACEMENT, FORMWORK, STEEL REINFORCING NOT PERMITTED.

ALTERATION TYPE 2 - GEN. CONSTR. CONSTRUCT INTERIOR PARTITIONS, CEILINGS AND DOORS AS SHOWN ON DRAWINGS FILED HERewith. NO CHANGE IN USE, EGRESS OR OCCUPANCY.



Number of dwelling units occupied during construction: 0  
Review is requested under Building Code: 2008

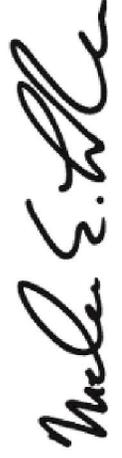
SITE FILL: NOT APPLICABLE

To see a Zoning Diagram (ZD1) or to challenge a zoning approval filed as part of a New Building application or Alteration application filed after 7/13/2009, please use "My Community" on the Buildings Department web site at [www.nyc.gov/buildings](http://www.nyc.gov/buildings).

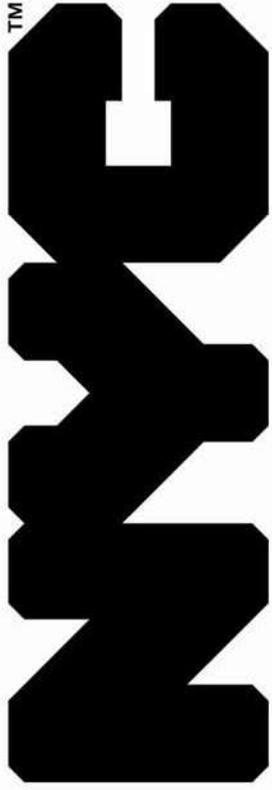
Emergency Telephone Day or Night: 311

Borough Commissioner: 

Commissioner of Buildings:



This permit copy created on 06/03/2019 reflects the Commissioner(s) as of such date. 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. 01/06/03/2019



**Buildings**



# Work Permit Department of Buildings

Permit Number: 321730258-01-EW-SP

Issued: 06/06/2019

Expires: 06/05/2020

Address: BROOKLYN 25 KENT AVENUE

Issued to: PHILIP M TANELLA

Business: A + SPRINKLER CORP

License No: FS-765

**Description of Work:**

ALTERATION TYPE 2 - SPRINKLER MODIFICATION OF EXISTING SPRINKLER SYSTEM AS SHOWN ON DRAWINGS FILED HEREWITH. NO CHANGE IN USE, EGRESS OR OCCUPANCY.



Number of dwelling units occupied during construction: 0  
Review is requested under Building Code: 2014

SITE FILL: NOT APPLICABLE

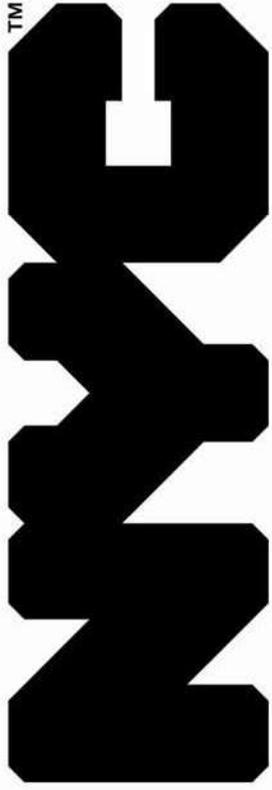
To see a Zoning Diagram (ZD1) or to challenge a zoning approval filed as part of a New Building application or Alteration application filed after 7/13/2009, please use "My Community" on the Buildings Department web site at [www.nyc.gov/buildings](http://www.nyc.gov/buildings).

Emergency Telephone Day or Night: 311

Borough Commissioner:

Commissioner of Buildings:

This permit copy created on 02/06/2020 reflects the Commissioner(s) as of such date. 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. 01/02/06/2020



**Buildings**



# Work Permit Department of Buildings

Permit Number: 340739017-01-EW-OT

Issued: 07/21/2020 Expires: 05/27/2021

Address: BROOKLYN 25 KENT AVENUE

Issued to: *MARISSA LIEBHABER*  
Business: *LINEAGE CONSTRUCTION LLC*  
Contractor No: *GC-621884*

Description of Work: **CONCRETE WORK NOT AUTHORIZED - CONCRETE PLACEMENT, FORMWORK, STEEL REINFORCING NOT PERMITTED.**

**ALTERATION TYPE 2 - ARCH HEREBY FILING TO CONSTRUCT A NEW ROOFTOP AMENITY SPACE AS SHOWN ON DRAWINGS FILED HERewith. NO CHANGE IN USE, EGRESS OR OCCUPANCY.**



Number of dwelling units occupied during construction: 0  
Review is requested under Building Code: 2008

SITE FILL: NOT APPLICABLE

To see a Zoning Diagram (ZD1) or to challenge a zoning approval filed as part of a New Building application or Alteration application filed after 7/13/2009, please use "My Community" on the Buildings Department web site at [www.nyc.gov/buildings](http://www.nyc.gov/buildings).

Emergency Telephone Day or Night: 311

Borough Commissioner:

Commissioner of Buildings:

This permit copy created on 07/24/2020 reflects the Commissioner(s) as of such date. 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. 07/24/2020

# NYC

# Buildings



## Work Permit Department Of Buildings

Permit Number: B00283336-II-MS

Address: BROOKLYN 25 KENT AVENUE

Work on Floor(s): FLOOR NUMBER(S) 003 THROUGH 003

Issued: 02/25/2020

Expires: 05/20/2020

Issued To: VASKO ZADRIMLA

Business: BLACK BULL BUILDERS LLC

License No: GC-610827



Total number of dwelling units at location: 0

Number of dwelling units occupied during construction: 0

Description: **HEREBY FILING TO MODIFY DUCTWORK AND PIPING FOR HVAC SYSTEM IN THE 3RD FLOOR PUBLIC CORRIDOR AS SHOWN ON PLANS FILED HERewith. NO CHANGE TO USE, OCCUPANCY OR EGRESS.**

For detailed information regarding this permit, please log on to DOB NOW at [www.nyc.gov/buildings](http://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.

# NYC

# Buildings

## Work Permit Department Of Buildings



Permit Number: B00280055-II-MS

Address: BROOKLYN 25 KENT AVENUE

Work on Floor(s): CELLAR

Issued: 02/25/2020

Expires: 12/21/2020

Issued To: VASKO ZADRIMLA

Business: BLACK BULL BUILDERS LLC

License No: GC-610827



Total number of dwelling units at location: 0

Number of dwelling units occupied during construction: 0

Description: **HEREBY FILING TO MODIFY DUCTWORK AND PIPING AND INSTALL NEW HVAC SYSTEM FOR FITNESS CENTER AS SHOWN ON DRAWINGS FILED HERE WITH. NO CHANGE TO USE, OCCUPANCY, OR EGRESS.**

For detailed information regarding this permit, please log on to DOB NOW at [www.nyc.gov/buildings](http://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.

# NYC

# Buildings

## Work Permit Department Of Buildings



Permit Number: B00280055-II-MS

Address: BROOKLYN 25 KENT AVENUE

Work on Floor(s): CELLAR

Issued: 02/25/2020

Expires: 05/20/2020

Issued To: VASKO ZADRIMLA

Business: BLACK BULL BUILDERS LLC

License No: GC-610827



Total number of dwelling units at location: 0

Number of dwelling units occupied during construction: 0

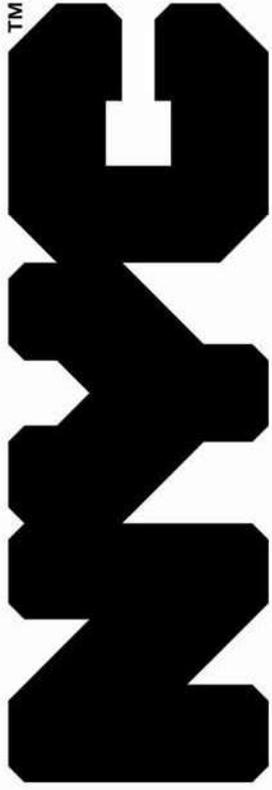
Description: **HEREBY FILING TO MODIFY DUCTWORK AND PIPING AND INSTALL NEW HVAC SYSTEM FOR FITNESS CENTER AS SHOWN ON DRAWINGS FILED HERE WITH. NO CHANGE TO USE, OCCUPANCY, OR EGRESS.**

For detailed information regarding this permit, please log on to DOB NOW at [www.nyc.gov/buildings](http://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: 321750869-01-EW-OT

Issued: 02/14/2020 Expires: 12/21/2020

Address: BROOKLYN 25 KENT AVENUE

Issued to: VASKO ZADRIMA

Business: BLACK BULL BUILDERS LLC

Contractor No: GC-610827

Description of Work: CONCRETE WORK NOT AUTHORIZED - CONCRETE PLACEMENT, FORMWORK, STEEL REINFORCING NOT PERMITTED.

ALTERATION TYPE 2 - ARCH HEREBY FILING TO REMOVE AND INSTALL INTERIOR PARTITIONS, CEILINGS AND DOORS FOR FITNESS CENTER AS SHOWN ON DRAWINGS FILED HERewith. NO CHANGE IN USE, EGRESS OR OCCUPANCY.



Number of dwelling units occupied during construction: 0  
Review is requested under Building Code: 2008

SITE FILL: NOT APPLICABLE

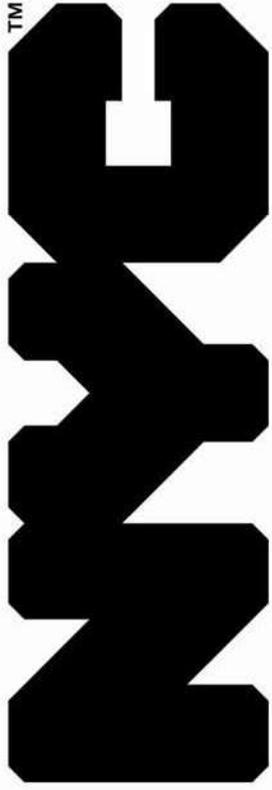
To see a Zoning Diagram (ZD1) or to challenge a zoning approval filed as part of a New Building application or Alteration application filed after 7/13/2009, please use "My Community" on the Buildings Department web site at [www.nyc.gov/buildings](http://www.nyc.gov/buildings).

Emergency Telephone Day or Night: 311

Borough Commissioner:

Commissioner of Buildings:

This permit copy created on 02/14/2020 reflects the Commissioner(s) as of such date. 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. 02-02/14/2020



**Buildings**



# Work Permit Department of Buildings

Permit Number: 321750878-01-EW-OT

Issued: 02/06/2020 Expires: 12/21/2020

Address: BROOKLYN 25 KENT AVENUE

Issued to: VASKO ZADRIMA

Business: BLACK BULL BUILDERS LLC

Contractor No: GC-610827

Description of Work: CONCRETE WORK NOT AUTHORIZED - CONCRETE PLACEMENT, FORMWORK, STEEL REINFORCING NOT PERMITTED.

ALTERATION TYPE 2 - ARCH HEREBY FILING TO RENOVATE THE 3RD FLOOR PUBLIC CORRIDOR AS SHOWN ON DRAWINGS FILED HERewith. NO CHANGE IN USE, EGRESS OR OCCUPANCY.



Number of dwelling units occupied during construction: 0  
Review is requested under Building Code: 2008

SITE FILL: ON-SITE

To see a Zoning Diagram (ZD1) or to challenge a zoning approval filed as part of a New Building application or Alteration application filed after 7/13/2009, please use "My Community" on the Buildings Department web site at [www.nyc.gov/buildings](http://www.nyc.gov/buildings).

Emergency Telephone Day or Night: 311

Borough Commissioner:

Commissioner of Buildings:

This permit copy created on 02/06/2020 reflects the Commissioner(s) as of such date. 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. 01/02/06/2020

# NYE<sup>TM</sup>

# Buildings

## Work Permit Department Of Buildings



Permit Number: B00280102-II-PL

Address: BROOKLYN 25 KENT AVENUE

Work on Floor(s): CELLAR

Issued: 03/11/2020

Expires: 04/25/2020

Issued To: MARC BRESLAW

Business: TRISTATE PLBG SVCS CORP

License No: P-001544



Total number of dwelling units at location: 0

Number of dwelling units occupied during construction: 0

Description: **HEREBY FILING TO REMOVE, INSTALL AND RELOCATE PLUMBING FIXTURES, SPRINKLER HEADS AND RELATED PIPING FOR THE FITNESS CENTER AS SHOWN ON DRAWINGS FILED HEREWITH. NO CHANGE TO USE, OCCUPANCY OR EGRESS.**

For detailed information regarding this permit, please log on to **DOB NOW** at [www.nyc.gov/buildings](http://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.

# NYE<sup>TM</sup>

# Buildings

## Work Permit Department Of Buildings



Permit Number: B00280102-II-EW-SP

Address: BROOKLYN 25 KENT AVENUE

Work on Floor(s): CELLAR

Issued: 03/10/2020

Expires: 04/25/2020

Issued To: MARC BRESLAW

Business: TRISTATE PLBG SVCS CORP

License No: F-000522



Total number of dwelling units at location: 0

Number of dwelling units occupied during construction: 0

HEREBY FILING TO REMOVE, INSTALL AND RELOCATE PLUMBING FIXTURES, SPRINKLER HEADS AND RELATED PIPING FOR THE FITNESS CENTER AS SHOWN ON DRAWINGS FILED HEREWITH. NO CHANGE TO USE, OCCUPANCY OR EGRESS.

Description:

For detailed information regarding this permit, please log on to DOB NOW at [www.nyc.gov/buildings](http://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.

# **APPENDIX C** **INSPECTION PHOTOS**









NO PARKING





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KJH-5373