

## NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Office of the Director  
625 Broadway, 12th Floor, Albany, New York 12233-7011  
P: (518) 402-9706 | F: (518) 402-9020  
[www.dec.ny.gov](http://www.dec.ny.gov)

December 28, 2023

Jacob Kohn  
2864 Atlantic Realty LLC  
40 Oser Avenue, Suite 4  
Hauppauge, NY 11788  
[kohnjacob@gmail.com](mailto:kohnjacob@gmail.com)

Re: Certificate of Completion  
2864 Atlantic Avenue Redevelopment  
Brooklyn, Kings County  
Site No.: C224349

Dear Jacob Kohn,

Congratulations on having satisfactorily completed the remedial program at the 2864 Atlantic Avenue Redevelopment site. Enclosed please find an original, signed Certificate of Completion (COC). The New York State Department of Environmental Conservation (NYSDEC) is pleased to inform you that the Final Engineering Report is hereby approved, allowing the COC to be issued for the above-referenced site.

Please note that you are required to perform the following tasks:

- If you are the site owner, you must record the Notice of Certificate of Completion in the recording office for the county (or counties) where any portion of the site is located within 30 days of issuance of the COC; or if you are a prospective purchaser of the site, you must record the Notice within 30 days of the date that you acquire the site. If you are a non-owner, you must work with the owner to assure the Notice is recorded within the time frame specified. A standard Notice of Certificate of Completion form is attached to this letter.
- Provide electronic copies of the recorded Notice and proof of recording to NYSDEC's project manager. Please return the hard copy of the proof of recording to:

Madeleine Babick  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101



- Provide the Notice of Certificate of Completion to the Document Repositories within 10 days of issuance of the COC. NYSDEC will develop a fact sheet announcing the issuance of the COC and describing the institutional and engineering controls (IC/ECs), if any, that are required at the site and distribute it to the County Listserv within 10 days; and
- Implement NYSDEC-approved Site Management Plan (SMP) which details the activities necessary to assure the performance, effectiveness, and protectiveness of the remedial program; and you must report the results of these activities to NYSDEC in a Periodic Review Report (PRR) which also includes any required IC/EC Certifications. The site IC/ECs are identified on the attached Site Management Form. The first PRR including the certification of the IC/ECs is due to NYSDEC in April 2025.

If you have any questions, please do not hesitate to contact Madeleine Babick, NYSDEC's project manager, at (718) 482-4992.

Sincerely,

*Andrew Guglielmi*

Andrew Guglielmi  
Division Director  
Division of Environmental Remediation

ec w/ enclosure:

C. Vooris – NYSDOH, [christine.vooris@health.ny.gov](mailto:christine.vooris@health.ny.gov)  
S. McLaughlin – NYSDOH [scarlett.mclaughlin@health.ny.gov](mailto:scarlett.mclaughlin@health.ny.gov)  
K. Kulow – NYSDOH, [kristin.kulow@health.ny.gov](mailto:kristin.kulow@health.ny.gov)  
J. Bellew – Haley & Aldrich, [jbellew@haleyaldrich.com](mailto:jbellew@haleyaldrich.com)  
M. Levy – Haley & Aldrich, [mlevy@haleyaldrich.com](mailto:mlevy@haleyaldrich.com)  
C. Leas – Sive, Paget & Riesel, P.C., [cleas@sprlaw.com](mailto:cleas@sprlaw.com)  
M. Gokey, [matthew.gokey@tax.ny.gov](mailto:matthew.gokey@tax.ny.gov)  
P. Takac, [paul.takac@tax.ny.gov](mailto:paul.takac@tax.ny.gov)

ec w/o enclosure:

M. Babick, J. O'Connell, C. Maycock, G. Nam, L. Schmidt, K. Lewandowski -  
NYSDEC

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)  
*CERTIFICATE OF COMPLETION*

**CERTIFICATE HOLDER(S):**

**Name**

2864 Atlantic Realty LLC

**Address**

40 Oser Avenue, Suite 4, Hauppauge, NY 11788

**BROWNFIELD CLEANUP AGREEMENT:**

**Application Approval:** 3/7/22

**Agreement Execution:** 3/15/22

**Agreement Index No.:** C224349-03-22

**Application Amendment Approval:** 6/8/22

**Agreement Amendment Execution:** 6/8/22

**Application Amendment Approval:** 10/19/23

**Agreement Amendment Execution:** 10/19/23

**SITE INFORMATION:**

**Site No.:** C224349

**Site Name:** 2864 Atlantic Avenue Redevelopment

**Site Owner:** 2864 Atlantic Realty LLC

**Street Address:** 2864 Atlantic Avenue

**Municipality:** Brooklyn

**County:** Kings

**DEC Region:** 2

**Site Size:** 0.415 Acres

**Tax Map Identification Number(s):** 3965-11

**Percentage of site located in an EnZone:** 100 %

A description of the property subject to this Certificate is attached as Exhibit A and a site survey is attached as Exhibit B.

**CERTIFICATE ISSUANCE**

This Certificate of Completion, hereinafter referred to as the "Certificate," is issued pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law ("ECL").

This Certificate has been issued upon satisfaction of the Commissioner, following review by the Department of the Final Engineering Report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the site, that the applicable remediation requirements set forth in the ECL have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

The remedial program for the site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

**Allowable Uses under the BCP:** Unrestricted, Residential, Restricted-Residential, Commercial, and Industrial

**Cleanup Track:** Conditional Track 1: Unrestricted use, provided that the remedial goals for soil vapor intrusion and groundwater are achieved within five years of the date of the Certificate. If these goals are not achieved within five years, this Certificate shall be modified to a Track 2 Restricted Residential cleanup.

**Tax Credit Provisions:**

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 50 %.

Eligibility for Tangible Property Credit is available through: EnZone.

Tangible Property Credit Component Rate is 20%. Comprised of 10% Base, 5 % EnZone, 5% Track 1.

Dependent upon the project being developed in a manner consistent with the approved Brownfield Cleanup Program application, additional rate increases may be available if the site is developed as affordable housing (5%), if the Certificate Holder receives a separate Determination of Conformance with the BOA from the Secretary of State (5%), if the site is located in a disadvantaged community and not located in an EnZone (5%), if the site is developed as a renewable energy facility site (5%), or if the site is used primarily for manufacturing activities (5%) not to exceed a maximum 24 %.

The Remedial Program includes use restrictions or reliance on the long-term employment of institutional or engineering controls which are contained in the approved Site Management Plan and an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Kings County as 2023000304719.

### **LIABILITY LIMITATION**

Upon issuance of this Certificate of Completion, and subject to the terms and conditions set forth herein, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate 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 ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

### **CERTIFICATE TRANSFERABILITY**

This Certificate may be transferred to the Certificate holder's successors or assigns upon transfer or sale of the site as provided by ECL Section 27-1419.5 and 6NYCRR Part 375-1.9.

### **CERTIFICATE MODIFICATION/REVOCATION**

This Certificate of Completion may be modified or revoked by the Commissioner following notice and an opportunity for a hearing in accordance with ECL Section 27-1419 and 6NYCRR Part 375-1.9(e) upon finding any of the following:

- (1) either the Applicant or the Applicant's successors or assigns have failed to comply with the terms and conditions of the Brownfield Site Cleanup Agreement;
- (2) the Applicant made a misrepresentation of a material fact tending to demonstrate that it was qualified as a Volunteer;
- (3) 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 Brownfield Site Cleanup Agreement were reached;
- (4) there is good cause for such modification or revocation;
- (5) either the Applicant or the Applicant's successors or assigns failed to manage the controls or monitoring in full compliance with the terms of the remedial program;
- (6) the terms and conditions of the environmental easement have been intentionally violated or found to be not protective or enforceable.

The Certificate 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 is not cured or a request for a hearing is not received within such 30-day period, the Certificate shall be deemed modified or vacated on the 31st day after the Department's notice.

Basil Seggos  
Commissioner  
New York State Department of Environmental Conservation

By: Andrew Guglielmi Date: 12/28/2023

Andrew O. Guglielmi, Director  
Division of Environmental Remediation

## **Exhibit A**

### **Site Description**

**METES & BOUNDS DESCRIPTION**  
**DEED OF RECORD**

All that Certain Plot, Piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at the intersection of the southerly line of Atlantic Avenue (120-feet wide right of way) with the easterly line of Barbey Street (50-feet wide right of way);

THENCE easterly, along the southerly line of Atlantic Avenue a distance of 200.93 feet to the westerly line of Jerome Street (A.K.A. John Street, A 50-foot wide right of way);

THENCE southerly, along said Westerly line of Jerome Street, forming an angle 84 degrees 28 minutes 36 seconds with the previous course, a distance of 99.66 feet (survey) 99.92 feet (99 feet 11 inches) (deed), to a point on the division line between Lot 11, Block 3965, Borough of Brooklyn, Kings County, City and State of New York (land now or formerly of Hess Retail Stores LLC, N/K/A Speedway LLC) and Lot 20, Block 3965 (land now or formerly of Antonia Cardona);

THENCE westerly, at right angle to the previous course, along the division line between said lot 11, on the northerly side, and Lot 20, Block 3965 and Lot 10 Block 3965 (land now or formally of Jenny Adamez-Cruz), on the southerly side, said division line being also parallel with Liberty Avenue (a 60-feet wide right of way), a distance of 200.00 feet to the easterly line of Barbey Street;

THENCE northerly, along said easterly line, at right angle to the previous course, a distance of 80.33 feet (survey) 80.67 feet (80 feet 8 inches) more or less (deed) to the point or place of BEGINNING

The above described property having an area of 18,071 Square feet or 0.4149 Acre more or less.

**METES & BOUNDS DESCRIPTION**  
**ENVIRONMENTAL EASEMENT**

All that Certain Plot, Piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at the intersection of the southerly line of Atlantic Avenue (120-feet wide right of way) with the easterly line of Barbey Street (50-feet wide right of way);

THENCE easterly, along the southerly line of Atlantic Avenue a distance of 200.93 feet to the westerly line of Jerome Street (A.K.A. John Street, A 50-foot wide right of way);

THENCE southerly, along said Westerly line of Jerome Street, forming an angle 84 degrees 32 minutes 10 seconds with the previous course, a distance of 99.92 feet, to a point on the division

line between Lot 11, Block 3965, Borough of Brooklyn, Kings County, City and State of New York (land now or formerly of Hess Retail Stores LLC, N/K/A Speedway LLC) and Lot 20, Block 3965 (land now or formerly of Antonia Cardona);

THENCE westerly, at right angle to the previous course, along the division line between said lot 11, on the northerly side, and Lot 20, Block 3965, (land now or formerly of Jenny Adamez-Cruz), on the southerly side, said division line being also parallel with Liberty Avenue (a 60-foot wide right of way), a distance of 200.00 feet to the easterly line of Barbey Street;

THENCE northerly, along said easterly line, at right angle to the previous course, a distance of 80.79 feet, which also forms an angle of 95 degrees 27 minutes 50 seconds with Atlantic Avenue to the point or place of BEGINNING.

The above-described property having an area of 18,071 Square feet or 0.4149 Acre more or less.

## **Exhibit B**

### **Site Survey**



METES & BOUNDS DESCRIPTION:  
DEED OF RECORD

AS RECORDED IN OPEN 2022000136882, ON MARCH 31, 2022  
IN THE NYC DEPARTMENT OF FINANCE, OFFICE OF THE CITY REGISTRAR

All that Certain Plot, Piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at the intersection of the southerly line of Atlantic Avenue (120-foot wide right of way) with the easterly line of Barbey Street (50-foot wide right of way);

THENCE easterly, along the southerly line of Atlantic Avenue a distance of 200.93 feet to the westerly line of Jerome Street (A.K.A. John Street, A 50-foot wide right of way);

THENCE southerly, along said Westerly line of Jerome Street, forming an angle 84 degrees 28 minutes 36 seconds with the previous course, a distance of 99.66 feet (survey) 99.92 feet (99 feet 11 inches) (deed), to a point on the division line between Lot 11, Block 3965, Borough of Brooklyn, Kings County, City and State of New York (land now or formerly of Hess Retail Stores LLC, N/A/A Speedway LLC) and Lot 20, Block 3965 (land now or formerly of Antonia Cardona);

THENCE westerly, at right angle to the previous course, along the division line between said lot 11, on the northerly side, and Lot 20, Block 3965 and lot 10 Block 3965 (land now or formally of Jenny Adamez-Cruz), on the southerly side, said division line being also parallel with Liberty Avenue (a 60-foot wide right of way), a distance of 200.00 feet to the easterly line of Barbey Street;

THENCE northerly, along said easterly line, at right angle to the previous course, a distance of 80.33 feet (survey) 80.67 feet (80 feet 8 inches) more or less (deed) to the point or place of BEGINNING

The above described property having an area of 18,071 Square feet or 0.4149 Acre more or less.

METES & BOUNDS DESCRIPTION:  
ENVIRONMENTAL EASEMENT DESCRIPTION

All that Certain Plot, Piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at the intersection of the southerly line of Atlantic Avenue (120-foot wide right of way) with the easterly line of Barbey Street (50-foot wide right of way);

THENCE easterly, along the southerly line of Atlantic Avenue a distance of 200.93 feet to the westerly line of Jerome Street (A.K.A. John Street, A 50-foot wide right of way);

THENCE southerly, along said Westerly line of Jerome Street, forming an angle 84 degrees 32 minutes 10 seconds with the previous course, a distance of 99.92 feet, to a point on the division line between Lot 11, Block 3965, Borough of Brooklyn, Kings County, City and State of New York (land now or formerly of Hess Retail Stores LLC, N/A/A Speedway LLC) and Lot 20, Block 3965 (land now or formerly of Antonia Cardona);

THENCE westerly, at right angle to the previous course, along the division line between said lot 11, on the northerly side, and Lot 20, Block 3965 and lot 10 Block 3965 (land now or formerly of Jenny Adamez-Cruz), on the southerly side, said division line being also parallel with Liberty Avenue (a 60-foot wide right of way), a distance of 200.00 feet to the easterly line of Barbey Street;

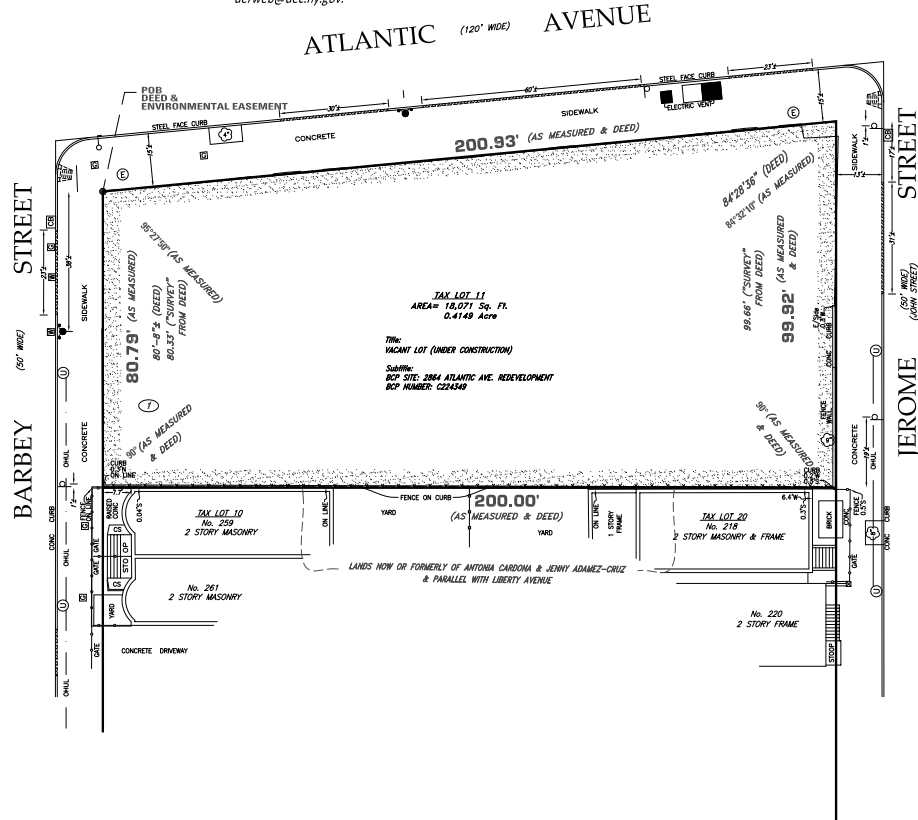
THENCE northerly, along said easterly line, at right angle to the previous course, a distance of 80.79 feet, which also forms an angle of 95 degrees 27 minutes 50 seconds with Atlantic Avenue to the point or place of BEGINNING.

The above described property having an area of 18,071 Square feet or 0.4149 Acre more or less.

NOTE:

This property is subject to an environmental easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the New York Environmental Conservation Law.

The engineering and institutional controls for this Easement are set forth in more detail in the Site Management Plan (SMP). A copy of the SMP must be obtained by any party with an interest in the property. The SMP can be obtained from NYS Department of Environmental Conservation, Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, NY 12233 or at [derweb@dec.ny.gov](mailto:derweb@dec.ny.gov).

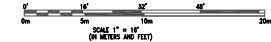


NOTES:

1. No investigation has been made with respect to subsurface structures or utilities.
2. This is to certify that there are no visible streams or natural water courses in the property unless shown on this survey.
3. Nonvisible easements, recorded or unrecorded, not shown hereon unless otherwise indicated.
4. By graphic plotting only this property is on flood insurance rate map panel 217 of 457 in community panel No. 360497 02175; this panel is not printed.
5. Encroachments, Vaults and Easements, if any below surface is not shown hereon.
6. This survey is subject to any covenants, restrictions, easements & agreements of record contained within an up to date abstract of title.
7. The offsets shown are not to be used for the construction of any structure, fence, permanent addition, etc.
8. Temporary construction fences are not shown.



Limits of Environmental Easement denoted thus:



May 18, 2023	Map Revised
May 17, 2023	Map Revised
May 9, 2023	Map Revised
April 12, 2023	Survey Updated & Environmental Easement Added
December 11, 2021	Date of Survey
DATE	DESCRIPTION

UNREGISTERED A SURVEYOR IN ACCORDANCE TO THE SURVEYING AND MAPPING ACT OF 2012, OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP MAY BE OBTAINED FROM THE LAND SURVEYOR'S OFFICE, 100 NASSAU ST., 10TH FLOOR, NEW YORK, NY 10038. THIS MAP WAS PREPARED FOR THE CITY OF NEW YORK. THE CITY OF NEW YORK IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS MAP. THE CITY OF NEW YORK IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS MAP. THE CITY OF NEW YORK IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS MAP.



**NY Land Surveyor P.C.**  
Records of Earl B. Lovell & P. Balcher Inc.  
77-15 164 Street, Fresh Meadows, NY 11366  
Tel: 718-591-6600 Tel: 212-732-1575  
[nylandsurveyor@gmail.com](mailto:nylandsurveyor@gmail.com) Fax: 631-530-3292  
[www.nylandsurveyor.com](http://www.nylandsurveyor.com)

LEGEND	
OVERHEAD UTILITY LINES	
CELLAR STEPS	
UNKNOWN COVER	
ELECTRIC MANHOLE	
UTILITY POLE	
WATER VALVE	
Gas Valve	
CATCH BASIN	
LIGHT POLE	
STREET SIGN	
HYDRANT	
CURB CUT	
PEDESTRIAN RAMP	
Tree & Size	
VINYL FENCE	
CHAIN LINK FENCE	
PROPERTY LINE	
Tax Block: 3965 Tax Lot: 11	
PROPERTY SITUATED AT 2864 ATLANTIC AVENUE BOROUGH OF BROOKLYN COUNTY OF KINGS CITY & STATE OF NEW YORK	
Ramzan Ali License No. 050457	

**NOTICE OF CERTIFICATE OF COMPLETION**  
**Brownfield Cleanup Program**  
**6 NYCRR Part 375-1.9(d)**

**2864 Atlantic Avenue Redevelopment, Site ID No. C224349**  
**2864 Atlantic Avenue, Brooklyn, NY 11207**  
**Brooklyn, Kings County, Tax Map Identification Number: 3965-11**

**PLEASE TAKE NOTICE**, the New York State Department of Environmental Conservation (NYSDEC) has issued a Certificate of Completion (Certificate) pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law (ECL) to 2864 Atlantic Realty LLC for a parcel approximately 0.415 acres located at 2864 Atlantic Avenue in Brooklyn, Kings County.

**PLEASE TAKE NOTICE**, the Certificate was issued upon satisfaction of the Commissioner, following review by NYSDEC of the Final Engineering Report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the site, that the remediation requirements set forth in ECL Article 27, Title 14 have been or will be achieved in accordance with the time frames, if any, established in the Remedial Work Plan.

**PLEASE TAKE NOTICE**, the remedial program for the site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

- ☒ Unrestricted Use, as set forth in 6 NYCRR 375-1.8(g)(1)i
- ☒ Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)i.
- ☒ Restricted Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)ii.
- ☒ Commercial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iii.
- ☒ Industrial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iv.

**PLEASE TAKE NOTICE**, the use of groundwater is restricted and may not be used, unless treated in accordance with the requirements provided by the New York State Department of Health, or a local County Health Department with jurisdiction in such matters and such is approved by NYSDEC as not inconsistent with the remedy.

**PLEASE TAKE NOTICE**, the remedial program relies upon use restrictions or the long-term employment of institutional or engineering controls; such institutional or engineering controls are contained in an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Queens County as City Register File No. 2023000304719.

**PLEASE TAKE NOTICE**, the Environmental Easement requires that the approved Site Management Plan (SMP) for this property be adhered to. The SMP, which may be amended from time to time, may include sampling, monitoring, and/or operating a treatment system on the property, providing certified reports to the NYSDEC, and generally provides for the management of any and all plans and limitations on the property. A copy of the SMP is available upon request by writing to NYSDEC's Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, New York 12233.

**PLEASE TAKE NOTICE**, provided that the Environmental Easement, SMP and Certificate are complied with, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate 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 ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

2864 Atlantic Avenue Redevelopment, C224349  
2864 Atlantic Avenue, Brooklyn, NY 11207

**PLEASE TAKE NOTICE**, any change of use of the site, as defined in 6 NYCRR 375, must be preceded by notice to NYSDEC in accordance with 6 NYCRR 375-1.11(d). A transfer of any or all of the property constitutes a change of use.

**PLEASE TAKE NOTICE**, the Certificate may be revoked if the Environmental Easement as implemented, if applicable, is not protective or enforceable.

**PLEASE TAKE NOTICE**, the Certificate may entitle the Certificate holder(s) to tax credits in accordance with Tax Law Sections 21, 22 and 23.

**PLEASE TAKE NOTICE**, the Certificate may only be transferred to the Certificate holder's successors or assigns upon transfer or sale of the site as provided by ECL Section 27-1419.5 and 6 NYCRR Part 375-1.9. Failure to comply with the regulatory requirements for transfer **WILL** bar the successors and assigns from the benefits of the Certificate.

**PLEASE TAKE NOTICE**, the Certificate may be modified or revoked by the Commissioner as set forth in the applicable regulations.

**PLEASE TAKE NOTICE**, a copy of the Certificate can be reviewed at the NYSDEC's Region 2 Office located at 47-40 21<sup>st</sup> Street, Long Island City, NY 11101, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/C241263>.

**WHEREFORE**, the undersigned has signed this Notice of Certificate

2864 Atlantic Realty LLC

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

STATE OF NEW YORK            ) SS:  
COUNTY OF                    )

On the \_\_\_\_\_ day of \_\_\_\_\_, in the year 20\_\_, before me, the undersigned, personally appeared \_\_\_\_\_, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

\_\_\_\_\_  
Signature and Office of individual  
taking acknowledgment

**Please record and return to:**  
Jacob Kohn  
2864 Atlantic Realty LLC  
40 Oser Avenue, Suite 4  
Hauppauge, NY 11788



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
Site Management Form  
12/27/2023



SITE DESCRIPTION

SITE NO. C224349

SITE NAME 2864 Atlantic Avenue Redevelopment

SITE ADDRESS: 2864 Atlantic Avenue ZIP CODE: 11207

CITY/TOWN: Brooklyn

COUNTY: Kings

ALLOWABLE USE: Unrestricted, Residential, Restricted-Residential, Commercial, and Industrial

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES: YES NO

IC/EC Certification Plan



Monitoring Plan



Operation and Maintenance (O&M) Plan



Periodic Review Frequency: once a year

Periodic Review Report Submitted Date: 04/30/2025

Description of Institutional Control

2864 Atlantic Realty LLC

40 Oser Ave, Suite 4

2864 Atlantic Avenue

Environmental Easement

Block: 3965

Lot: 11

Sublot:

Section:

Subsection:

S\_B\_L Image: 3965-11

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

O&M Plan

Site Management Plan

## Description of Engineering Control

### **2864 Atlantic Realty LLC**

40 Oser Ave, Suite 4

### **2864 Atlantic Avenue**

Environmental Easement

Block: 3965

Lot: 11

Sublot:

Section:

Subsection:

S\_B\_L Image: 3965-11

Vapor Mitigation