

FREE SAMPLE · STATEN ISLAND · SUB-CYCLE 10B · DOB DATA AS OF 16 OCT 2026

Buildings due for their Cycle 10 facade report by 21 Feb 2028 - no report filed yet

Local Law 11 / FISP, Sub-Cycle 10B (tax blocks ending in 0, 7 or 8). The filing window opened 21 Feb 2026 and closes **21 Feb 2028**; after that, late filing costs \$1,000 per month. Every building below had a Cycle 9 report on file and has **no Cycle 10 report** in DOB NOW: Safety as of 16 Oct 2026.

29

10B buildings in Staten Island
without a Cycle 10 report

1

10B buildings in Staten Island
already filed

91%

of the open buildings paid a
late-filing fee in Cycle 9

14

open buildings last rated
SWARMP or UNSAFE

Sample: 10 of 29 open 10B buildings in Staten Island

Building	Cycle 9 result	Prior QEWI firm (Cycle 9)	Owner / managing agent	Priority
80 Richmond Hill Road Staten Island 10314 · BIN 5104717 · 7 fl. · built 1988	SWARMP 15 Jul 2024 · late (17 mo)	Andrew Katz Engineering 115 buildings in cycle 9 · switched 8→9	Gorani Family LLC 80 Gorani LLC	A filed 17 months after the cycle 9 deadline; switched firm between cycle 8 and 9; SWARMP in cycle 9 (repairs pending)
285 St Marks Place Staten Island 10301 · BIN 5000078 · 6 fl. · built 1965	SAFE 21 Mar 2024 · late (13 mo)	PVE Engineering 341 buildings in cycle 9	Gateway Arms Realty Gateway Arms Realty Corp.	A filed 13 months after the cycle 9 deadline
1000 Clove Road Staten Island 10301 · BIN 5008970 · 10 fl. · built 1966	SWARMP 21 Feb 2023	Rodriguez + Gambino Architectural 38 buildings in cycle 9 · switched 8→9	Fountain Clove Rd Apts Inc. Precision Asset Management	B switched firm between cycle 8 and 9; SWARMP in cycle 9 (repairs pending); paid a late-filing fee in cycle 9
1 Edgewater Street Staten Island 10305 · BIN 5158313 · 7 fl. · built 1929	SWARMP 17 Sep 2021	MVN Architect LLC 72 buildings in cycle 9	One Edgewater Equities LLC —	B SWARMP in cycle 9 (repairs pending); paid a late-filing fee in cycle 9
937 Victory Boulevard Staten Island 10301 · BIN 5006534 · 7 fl. · built 1965	SWARMP 18 Aug 2022	Arc, PC 22 buildings in cycle 9	Silver Lake Associates L P JMG Realty, Inc.	B SWARMP in cycle 9 (repairs pending); paid a late-filing fee in cycle 9
100 Belmont Place Staten Island 10301 · BIN 5112989 · 6 fl. · built 1966	SAFE 10 Jun 2021	Ronald B. Cagan, P.E. 103 buildings in cycle 9	Belmont Daniel Housing Develop Belmont Daniel LP	B paid a late-filing fee in cycle 9
36 Hamilton Avenue Staten Island 10301 · BIN 5000091 · 6 fl. · built 1963	SWARMP 13 Feb 2023	Zaskorski & Associates Architects 30 buildings in cycle 9	36 Hamilton Ave Tenents Corp. Maxwell-Kates Inc.	B SWARMP in cycle 9 (repairs pending)
830 Howard Avenue Staten Island 10301 · BIN	SWARMP 19 Feb 2023	Wla Engineering, PC 59 buildings in cycle 9	Highview Condo I Gateway Arms Realty	B SWARMP in cycle 9 (repairs pending); paid a late-filing fee in cycle 9

Building	Cycle 9 result	Prior QEWI firm (Cycle 9)	Owner / managing agent	Priority
5015638 · 6 fl. · built 1981				
88 Old Town Road Staten Island 10304 · BIN 5048706 · 6 fl. · built 1973	SAFE 10 Nov 2022	Hirani Engineering & Land Surveying 36 buildings in cycle 9	Carmel Richmond Nursing —	B paid a late-filing fee in cycle 9
1 Campus Road Staten Island 10301 · BIN 5113454 · 2 fl. · built 1921	SAFE 6 Dec 2021	Wla Engineering, PC 59 buildings in cycle 9	Wagner Lutheran Colle —	B paid a late-filing fee in cycle 9

Priority A = prior firm had 4 or fewer buildings in Cycle 9, or the building filed late or was UNSAFE in Cycle 9; B = small prior firm, firm switch 8→9, SWARMP or prior firm inactive in Cycle 10 so far; C = no switch signal. Owner = DOF owner of record (companies only; private individuals are not shown). Managing agent from the HPD multiple-dwelling registration where one exists.

Who inspected these buildings in Cycle 9 (Staten Island, Sub-Cycle 10B)

QEWI firm	10B buildings in Staten Island, Cycle 9	of which still open in Cycle 10
Andrew Katz Engineering	3	3
Arc, PC	2	2
Hirani Engineering & Land Surveying	2	2
Ronald B. Cagan, P.E.	2	2
Rodriguez + Gambino Architectural	2	2
Pace Engineering PC	2	2
Wla Engineering, PC	2	2
MVN Architect LLC	1	1
DS Engineering Services, PC	1	1
Joseph Farahnik Consulting Engineer	1	1

The full Sub-Cycle 10B list covers all 4,643 open 10B buildings citywide (29 in Staten Island) plus the 636 already filed, with BIN/BBL, address and ZIP, Cycle 9 result and filing date, late-filing history and fees, prior QEWI firm and its size, firm switch 8→9, owner company, managing agent, floors, year built, units, wall materials, map coordinates, priority and a weekly change monitor (who filed with whom). \$390 founding price until 30 June 2027 (regular \$490), access until 31 Mar 2028.
fispradar.com/buy.php?p=cycle10b

Source: NYC Department of Buildings - DOB NOW: Safety Facades Compliance Filings and Façade Filing Status (NYC Open Data), HPD Registration Contacts, PLUTO; modified. Informational only - verify every deadline and status in DOB NOW: Safety before relying on it. Company-level information only; no personal data. Not affiliated with the NYC Department of Buildings. Owners may ask for removal from public samples at hello@fispradar.com. FISP Radar · fispradar.com