

DOB ISSUES MONTHLY ENFORCEMENT BULLETIN

Report Highlights DOB Enforcement Outcomes from March 2024 to Deter Bad Actors and Keep New Yorkers Safe

New York, NY – The New York City Department of Buildings released its enforcement bulletin for March 2024, which provides highlights of the agency’s actions to sanction and deter bad actors in the construction industry through the enforcement of safety laws and codes of conduct. Today’s bulletin includes summaries of DOB-imposed disciplinary actions, including penalties, license suspensions and revocations.

The actions below represent a portion of DOB’s overall work to enforce the City’s building codes and safety laws, in addition to the thousands of inspections conducted and violations issued by the agency each month for illegal building and construction conditions.

DOB completed several major enforcement actions in March, including:

- 6 violations and \$60,000 in penalties issued for Failure to Safeguard construction sites at 6 locations.
- 5 violations and \$16,500 in penalties, including daily penalties, issued for illegal transient use at 1 location.
- 22 violations and \$409,125 in penalties, including daily penalties, issued for illegal building alterations at 3 locations.
- 4 violations and \$40,000 in penalties issued to 3 individuals for failure to carry out the duties of a construction superintendent.

Below are individual enforcement highlights for March 2024:

Bronx

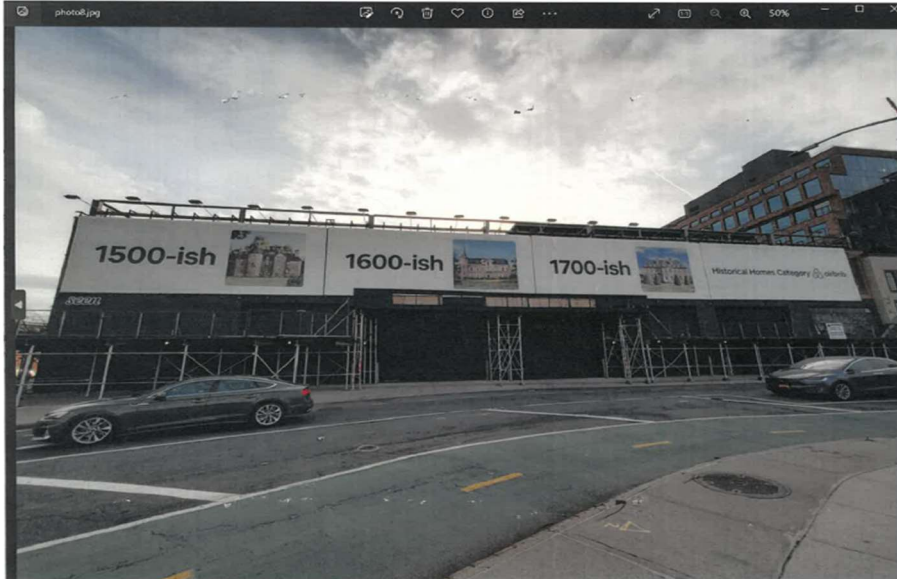
- \$12,500 in penalties issued to Real Land Group LLC for violations recorded at 2481 Crotona Ave. DOB inspectors issued violations for failure to have a sidewalk shed and failure to have a required watchperson on site.
- \$10,000 in penalties issued to Anthony Colao, Jr. for violations recorded at 120 Morris Ave. DOB inspectors issued violations for failure to provide pedestrian protection after debris from the active demo site fell and landed on the public sidewalk.

- \$10,000 in penalties issued to Total NY Construction for violations recorded at 2661 Marion Ave. DOB inspectors issued violations after observing a construction tarp containing debris resting on a fire escape that was blocking egress for two occupied apartments.
- \$6,250 in total penalties issued to 2387 Walton LLC for violations recorded at 2387 Walton Ave. DOB inspectors issued violations after finding the first floor of the 3-story mixed use building occupied transiently, in addition to fire safety violations.
- \$5,000 in penalties issued to Deep Formation Inc. for violations recorded at 1215 Putnam Avenue. DOB inspectors issued violations after observing open electrical panels and exposed wires at various levels, and also for the lack of safety records or log books on the site.
- \$5,000 in penalties issued to MNC General Contracting Corp for violations recorded at 400 Avenue T. DOB inspectors issued violations for failure to safeguard excavation site after observing soil washing out under adjoining building driveway, causing partial concrete collapse.
- \$2,500 in penalties issued to Prisma Realty LLC for violations recorded at 6425 Broadway. DOB inspectors issued violations for failure to maintain the building after observing spalling cracked balconies at several locations. Inspectors also issued a Vacate Order for balcony use.

Brooklyn

- \$216,000 in penalties issued to Jiang Ming for violations recorded at 10 Evergreen Ave. DOB inspectors issued violations for illegal alteration of the three-family home by adding 8 Single Residence Occupancies (SROs).
- \$117,500 in penalties issued to 904 55th Street LLC for violations recorded at 904 55th Street. DOB inspectors issued violations for illegal alterations after finding 6 SROs with inadequate means of egress.
- \$25,000 in penalties issued to HP Building Management Inc for violations recorded at 637 Madison Street. DOB inspectors issued violations after observing the foundation wall of the adjacent property being used as a form for a concrete pour without a Professional Engineer's analysis, leading to the foundation wall's collapse.
- \$10,000 in total penalties issued to Yitzchok Eizik Schneebalg for violations recorded at 1840 60th Street. DOB inspectors issued violations for work without a permit for undesignated and undocumented open excavation which led to a failure of the building's wall.
- \$6,250 in total penalties issued to 929 9th Ave LLC for violations recorded at 3924 9th Avenue. DOB inspectors issued violations for illegal occupancy, work without a permit, and failure to maintain after finding an enlargement at the building's rear with unpermitted, gas, electrical and plumbing work.
- \$5,000 in penalties issued to Hunter Roberts Construction for violations recorded at 683 Court Street. DOB inspectors issued violations for inadequate housekeeping and for rebar exposed above grade without caps or protection.

- \$2,500 in penalties issued to Union Construction Group for violations recorded at 333 14th Street. DOB inspectors issued violations for failure to provide design professional to assess ability of existing structures to withstand loads imposed by concrete work, after inspectors observed workers pouring concrete against existing structure.
- \$2,500 in penalties imposed on Seen Outdoor Media for violations recorded at 9 Kent Ave. DOB inspectors issued violations for failure to register 4 signs within 200 feet of Bushwick Inlet Park.



- \$2,500 in penalties issued to Union Construction group for violations recorded at 333 14th Street. DOB inspectors issued violations for Failure to provide design professional to assess structure's ability to withstand concrete load, after observing concrete being poured at second level against existing structure.

- A petition for a padlock at 8109 Third Ave was filed at an OATH trial due to DOB's determination that that property is being used to illegally store commercial vehicles and for dead storage of motor vehicles.



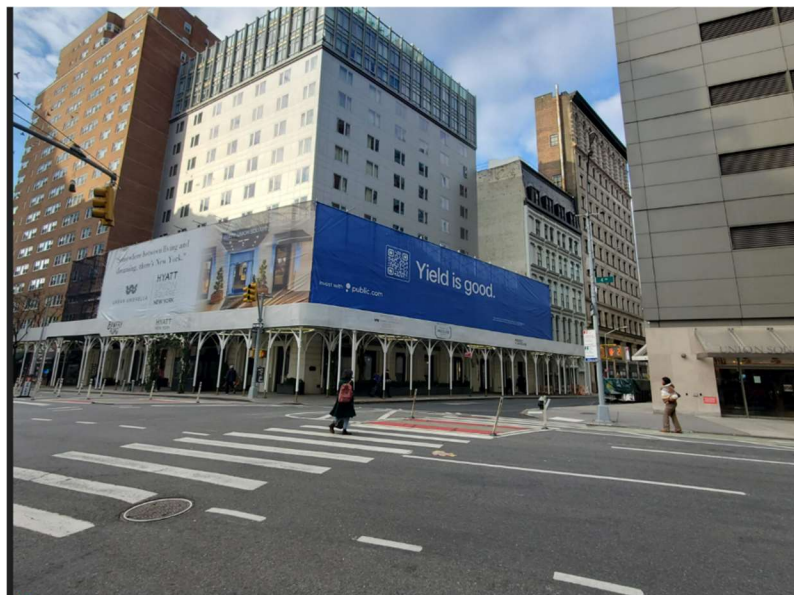
- The building owner of 234 Linden Boulevard has filed for eviction against the tenant for illegally using the property as a furniture-making shop and for junk storage. The owner and tenant have entered into a signed stipulation agreement with a compliance date of September 15, 2024.



Manhattan

- \$28,450 in total penalties issued to Aryeh Family Holdings LLC for violations issued to 35 St. Nicholas Terrace. DOB inspectors issued violations for illegal transient use at an apartment of the fifth floor of the multiple dwelling, as well as fire safety violations.

- \$25,000 in penalties issued to California Suites Inc. for violations recorded at 610 West 11th Street. DOB inspectors issued violations for failure to provide protection after unsafe façade filing, as there was no netting or sidewalk shed observed.
- \$10,000 in penalties issued to Stonebridge Inc. for violations recorded at 310 Hudson Street. DOB inspectors issued violations after a bolt fell from the 19th story of a construction site and smashed through the windshield of a vehicle on the street.
- \$9,000 in total penalties issued to L.A.C.R. Contractor Corp for violations recorded at 64 West 107th Street. DOB inspectors issued violations for failure to maintain building after observing that fire stopping materials had been removed, and the Tenant Protection Plan was not being followed, with excessive dust and debris observed.
- \$7,500 in total penalties issued to Leeding Builders Group LLC for violations recorded at 278 8th Ave. DOB inspectors issued violations for failure to safeguard after a worker fell who was not wearing a safety harness 12 feet while installing overhead protection. Additionally, mobile crane on site was not included in the Site Safety Plan.
- \$7,500 in total penalties issued to Padrone Properties LLC for violations recorded at 225 West 15th Street. DOB inspectors issued violations for commercial dryers in the basement level installed without gas authorization or testing.
- \$6,875 in penalties imposed on HHP Union Square Associates for violations recorded at 132 4th Ave. DOB inspectors issued 7 sign violations for 2 large signs prohibited in the C-6 Zoning district. The building owner was also cited for not having outdoor advertising company registration, and for failure to use a licensed sign hanger or proper identifying decal.



- \$5,000 in penalties issued to 805 Third New York LLC for violations recorded at 805 Third Ave. DOB inspectors issued violations for the zoning resolution not being adhered to after finding the Privately Owned Public Space (POPS) closed to the public.
- \$2,500 in total penalties issued to Bluesky Development for violations recorded at 312 Manhattan Ave. DOB inspectors issued violations for failure to comply with Tenant Protection Plan after observing excessive amounts of dust throughout common area of 6-story building.

Queens

- \$25,000 in penalties issued to York Management 11-51 47th Real LLC. for violations recorded at 11-51 47th Ave. DOB inspectors issued violations for failure to provide protection after unsafe façade filing, as there was no netting or sidewalk shed observed.
- \$7,500 in total penalties issued to L&L Construction Development for violations recorded at 147-21 18th Avenue. DOB inspectors issued violations for failure to protect sides of 8'-10' deep excavation at two sides, and failure to have guard rail protection.
- A petition for a padlock of 217-76 and 217-78 Hempstead Avenue was filed at an OATH trial due to DOB's determination that that property is being used illegally as a contractor's yard.

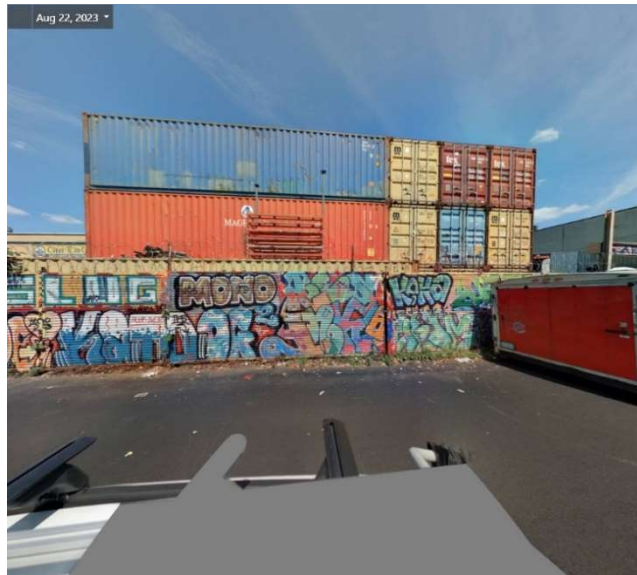


- The owner of 190-08 Nashville Boulevard has signed a stipulation agreement to cease illegal commercial vehicle storage junk salvage storage at the property which is in a residential district.



Staten Island

- The owner of 22246 Forrest Avenue has signed a stipulation agreement to cease illegal use of wholesale storage of commercial shipping containers on their property in a residential district.



Construction and Design Professionals

- DOB's Special Enforcement Team (SET) audited 68 professionally certified applications submitted by Professional Engineer Robert Truskosky and found major code non-compliances, including filing Alteration Type 2 applications despite proposing changes in use, egress, and/or occupancy, which require Alteration Type 1 applications for a new or amended Certificate of Occupancy; proposing plans that do not include an automatic sprinkler system that complies with the NYC Fire Code; proposing plans with encroachments on the public right-of-way; failing to properly classify buildings on applications filed with the Department; and various other violations of code and rules, including the Zoning Resolution, Building Code, and Administrative Code. Based on the audits, SET offered a voluntary surrender of Professional Certification and Directive 14 privileges, which the Professional Engineer signed.