

## **DOB ISSUES MONTHLY ENFORCEMENT BULLETIN**

### ***Report Highlights DOB Enforcement Outcomes from April 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 April 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 April, including:

- 17 violations and \$170,000 in penalties issued for Failure to Safeguard construction sites at 16 locations.
- 4 violations and \$32,000 in penalties, including daily penalties, issued for illegal transient use at 1 location.
- 14 violations and \$149,562 in penalties, including daily penalties, issued for illegal building alterations at 2 locations.
- 4 violations and \$40,000 in penalties issued to 4 individuals for failure to carry out the duties of a construction superintendent.

Below are individual enforcement highlights for April 2024:

### **Bronx**

- \$128,000 in total penalties issued to Elizabeth Taveras for violations recorded at 3083 Decatur Street. DOB inspectors issued violations for illegal alteration, after observing the legal 2-family converted to an illegal 10-family dwelling.
- \$50,000 in total penalties issued to OHR MAKIF LLC for violations recorded at 888 Home Street. DOB inspectors issued violations for Illegal alteration and work without a permit after observing a legal two-family converted to an illegal four-family, with two apartments created in cellar.

- \$10,000 in total penalties issued to SFK General Contractors for violations recorded 1760 Boone Ave. DOB inspectors issued violations for improper concrete washout, as well as an overloaded sidewalk shed, unsafe pipe scaffold, and improper work logs.
- \$2,500 in penalties issued to K&R Parking Corp for violations recorded at 1855 East Tremont Avenue. DOB inspectors cited the building owner for failure to comply with Commissioner's order requiring an engineer's report to be filed concerning their parking structure.
- \$2,500 in penalties issued to Fieldston Mutual Housing for violations recorded at 5550 Fieldston Road. DOB inspectors cited the building owner for failure to comply with Commissioner's order requiring an engineer's report to be filed concerning their building.

## Brooklyn

- \$22,500 in total penalties issued to NYC Building Solutions Co. for violations recorded at 345 Bergen Street. DOB inspectors issued violations after finding 8 workers violating a Stop Work Order at the site, with one of the workers doing framing work at a window without fall protection.
- \$12,500 in total penalties issued to Helen Heyning for violations recorded at 90 South 4<sup>th</sup> Street. DOB inspectors issued violations for work without a permit and failure to safeguard after observing 8 workers on first floor removing all walls, floors, electrical components, and plumbing.
- \$11,150 in total penalties issued to SAT Construction Services for violations recorded at 185 Ainslie Street. DOB inspectors issued violations for a chain link fence at the site leaning into the adjacent property, as well a truck blocking pedestrians on sidewalk, and an excavation operation with guard rails or responsible person on site.
- \$15,000 in total penalties issued to JYNY Construction Corp for violations recorded at 1180 Hancock Street. DOB inspectors issued violations at the active construction site after observing a steel erection at 25 feet with no pedestrian protection or protection for the adjacent yard, as well as no guard rails at second floor.
- \$10,000 in penalties issued to BT General Builders Inc. for violations recorded at 184 Nostrand Ave. DOB inspectors issued violations for the removal of the sidewalk shed at the location while the scaffold for façade work remained in place.
- \$10,000 in penalties issued to Connelly and Son Construction Inc. for violations recorded at 408 63<sup>rd</sup> Street. DOB inspectors issued violations for Failure to notify DOB of crane arrival on construction site.
- \$7,500 in total penalties issued to Skyline Builder NYC Corp. for violations recorded at 254 Winthrop Street and 250 Winthrop Street. DOB inspectors issued violations to the General Contractor for working against a Stop Work

Order and for improper concrete washout procedures after inspectors observed water allowed to flow into manhole.

- \$5,000 in penalties issued to Paul Anthony Fitzpatrick for violations recorded at 409 63<sup>rd</sup> Street. DOB inspectors issued violations for operating a boom crane without an HMO license, and for improper use.
- \$5,000 in penalties issued to Star Companies LLC for violations recorded at 558 Sackett Street. DOB inspectors issued violations for failure to safeguard at the two-story commercial building after observing that bricks from the building fell onto adjoining residential location.
- \$2,500 in total penalties issued to *JSB Works Inc* for violations recorded at 920 Montgomery Street. DOB inspectors issued violations for work not according to plans, after observing foundation wall partially removed although plans had it remaining in place, as well as a rear column and hot work not on plans. Additionally, inspectors observed Site Safety Plan was not followed.
- \$1,250 in total penalties issued to 1111 Ocean Avenue Owners Corp for violations recorded at 1111 Ocean Avenue. DOB inspectors issued violations for failure to maintain building after observing water damage in master bedroom ceiling, kitchen, and multiple cracked windows in multiple rooms in apartment.
- DOB filed a petition at an OATH hearing to padlock 333 Amber Street, after inspectors determined the property was being illegally used as a contractor's yard and for storage of building materials.

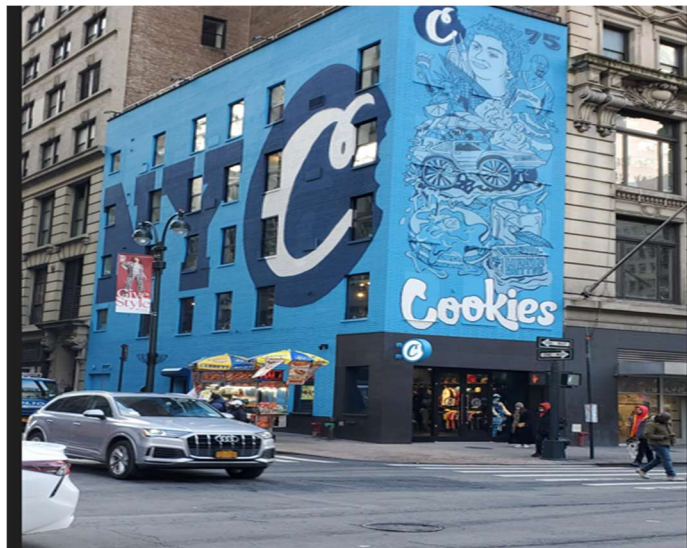


**Manhattan**

- \$5,000 in penalties issued to Fort Washington Capital LLC for violations recorded at 46 Fort Washington Ave. DOB inspectors issued violations for failure to maintain building after observing broken windows at the 6<sup>th</sup>-story level without any overhead protection in the courtyard below.
- \$5,000 in penalties issued to 45 Broadway LLC for violations recorded at 45 Broadway. DOB inspectors issued violations at the Privately Owned Public Space (POPS) for operating without required number of information plaques, after observing only one where there needs to be one every forty feet in the plaza.
- \$4,375 in penalties issued to 720 West End Avenue Associates for violations recorded at 720 West End Avenue. DOB inspectors issued violations for work without a permit, excessive surface size and height of an advertising sign. Additionally, the shed contractor, DHS Fraco LLC, was issued violations for installing an illegal sign on a protective structure.



- \$3,750 in penalties issued to 958 Sixth Avenue LLC for violations recorded at 958 Sixth Avenue. DOB inspectors issued violations due to the advertising sign at the property exceeding the surface area restrictions of the Zoning Resolution, and for failure to comply with the Commissioner's Order to remove the sign.



- \$2,500 in penalties issued to 1435 Broadway LLC for violations recorded at 143 West 40<sup>th</sup> Street. DOB inspectors issued violations for the parking structure that was not maintained in a safe condition.
- \$2,500 in penalties issued to 249 West 40<sup>th</sup> Street LLC for violations recorded at 249 West 40<sup>th</sup> Street. DOB inspectors issued violations for the parking structure that was not maintained in a safe condition.
- \$2,500 in penalties issued to JRL Skline for violations recorded at 38 East 75<sup>th</sup> Street. DOB inspectors issued violations for failure to cure concrete cylinders after observing concrete cylinders left too long at the site.

## Queens

- \$12,500 in total penalties issued to Maria Papayiannis for violations recorded at 146-26 20th Road. DOB inspectors issued violations to the building owner after observing loose bricks that were in danger of falling near the entry, and observed the lower roof of front extension sagging.
- \$10,000 in penalties issued to Bay Crane Services Inc. for violations recorded at 43-14 Queens Street. DOB inspectors issued violations for inadequate safety measures, after observing a crawler crane assembled incorrectly on a public street, leading to a boom falling and damaging the street.
- \$10,000 in penalties issued to Hina Sultan for violations recorded at 221-24 113<sup>th</sup> Street. DOB inspectors issued violations for failure to safeguard for the excavation and demolition of a new two-family house after observing operations undermining driveway and fence of adjoining property.
- \$10,000 in penalties issued to BK Builders LLC for violations recorded at 50-07 5<sup>th</sup> Ave. DOB inspectors issued violations for unsafe hoisting, as well as mobile crane use without an NYC Licensed operator.

- A petition for padlock was filed at OATH Trials after inspectors determined that the property was being illegally used as a contractor's yard, and for dead storage of motor vehicles.



- A petition for padlock at 133-18 78<sup>th</sup> Street was filed at OATH Trials to padlock after inspectors determined the property was being used for dead storage of motor vehicles and a contractor's yard.



- DOB filed a petition at an OATH hearing to padlock 133-35 76<sup>th</sup> Street after inspectors determined the property was being used for dead storage of motor vehicles and a contractor's yard.



- Following DOB's findings of dead vehicle storage of motor vehicles at 116-22 Lovingham Place, a judge executed a closure order on the property, to be followed by a padlocking of the gates to the premises.



## Staten Island

- \$6,250 in penalties issued to Richmond Medical Center for violations recorded at 355 Bard Avenue. DOB inspectors issued violations for failure to maintain the building after observing a facade wall that collapsed, injuring workers below. Inspectors also identified that facade bricks were not secured to wall, and wall was bulging before work began.
- The owners of 964 Richmond Avenue signed a stipulation agreement with DOB to cease the illegal use of their property for commercial vehicle storage and as a contractor's yard.





## Construction and Design Professionals

- DOB's Special Enforcement Team (SET) audited 6 professionally certified applications submitted by Professional Engineer Xiucheng Li 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 indicated proper fire separations; proposing plans that fail to show the extent and depth of excavation, foundations or other infrastructure potentially impacted by earthwork; failing to properly indicate the required progress inspections; 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.
- Filing Representative Meitar Levy was disciplined for a pattern of failing to maintain a construction fence despite the issuance of summonses. The respondent agreed to a one-year probation period, compliance with the Code, and the payment of a fine.
- Construction Superintendent Jenny Chaing was disciplined for a pattern of failure to discharge the duties of a construction superintendent. The respondent agreed to a one-and-a-half-year probation period.
- General Contractor Song Dong was disciplined for being found in violation of a high number of summonses in the two-year period of October 5, 2021, to September 9, 2023, and for denying access to inspectors at 6 sites. Pursuant to

the Stipulation, Respondent agreed to a two-year suspension of his General Contractor license following a wind-down period.