

DOB ISSUES MONTHLY ENFORCEMENT BULLETIN

Report Highlights DOB Enforcement Outcomes from May 2023 to Deter Bad Actors and Keep New Yorkers Safe

New York, NY – Today, the New York City Department of Buildings released its enforcement bulletin for May 2023, 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 a number of major enforcement actions in May, including:

- 18 violations and \$180,000 in penalties issued for failure to safeguard construction sites on 15 separate occasions.
- 36 violations and \$521,000 in penalties, including daily penalties, issued for illegal building alterations at 5 locations.
- 5 violations and \$60,000 in penalties issued to 5 individuals for failure to carry out duties of a construction superintendent.
- 12 violations and \$55,375 in penalties, including daily penalties, issued for illegal transient use at 3 locations.

Below are individual enforcement highlights for May 2023:

Bronx

- \$120,000 in total penalties issued to 2070 Valentine Ave, Inc. for violations recorded at 2070 Valentine Avenue. DOB inspectors issued violations with daily penalties for converting a legal two-family home into 11 illegal Single Room Occupancies.
- \$25,000 in penalties issued to 700 Oakland Place for violations recorded at 700 Oakland Place Development. DOB inspectors issued a violation for failure to

provide safety measures for an unsafe façade. This was the respondent's second offense.

- \$8,000 in total penalties issued to Budo Maintenance Corp for violations recorded at 1315 Findlay Avenue. DOB inspectors issued violations for failure to safeguard the work site after finding workers not tied off properly and accessing scaffold through 2nd floor window. Scaffold was without guard rails, and planks were not tied down.

Brooklyn

- \$187,500 in total penalties issued to 651 Metropolitan Avenue LLC for violations recorded at 651 Metropolitan Ave. DOB inspectors issued violations with daily penalties for illegal alterations after finding an apartment on the 4th floor of a multiple dwelling unit altered to accommodate three additional apartments.
- \$184,000 in total penalties issued to 1109 Decatur Street for violations recorded at 1109 Decatur Ave. DOB inspectors issued violations with daily penalties for illegal alterations after finding four additional dwellings added to a legal three-family.
- \$120,000 in total penalties issued to 340 Property Inc. for violations recorded at 340 52nd Street. DOB inspectors issued violations with daily penalties for illegal alterations after finding a legal two-family converted to an illegal 10-family with rooms added to the cellar, first floor, and second floor.
- \$57,125 in penalties issued to 1572 E 15th St. LLC for violations recorded at 1572 East 15th St. DOB inspectors issued violations with daily penalties for illegal alterations after finding more than three illegal dwellings added to convert a legal two-family into five Single Room Occupancies. Additionally, inspectors issued safety violations for lack of fire alarms, sprinklers, and means of egress.
- \$12,500 in total penalties issued to Senan Clancy Contractors for violations recorded at 467 Henry Street. DOB inspectors issued violations for failure to safeguard the work site where a three-family building was being converted to a one-family after finding no sidewalk shed and a 45-foot supported scaffold not erected as per plans.
- \$12,500 in penalties issued to Skyward Developers Inc. for violations recorded at 297 Wallabout Street. DOB inspectors issued violations for failure to produce design drawings on site. Additionally, the 4th floor balcony was hanging by rebar and the construction was done contrary to the structural design.
- \$10,000 in penalties issued to Reliable Lifting for violations recorded at 840 5th Ave. DOB inspectors issued violations for failure to safeguard after a knuckle boom crane was lifting to roof while outriggers were not fully extended and overloaded, the safety was off or overridden, and the crane toppled over onto occupied building.
- \$10,000 in penalties issued to 2 Berkley Realty for violations recorded at 2 Berkeley Place. DOB inspections issued violations for a sidewalk shed that was not fully protecting pedestrians and the adjacent property.

Manhattan

- \$86,250 in total penalties issued to Caladium W20 LLC for violations recorded at 233 West 20th Street. DOB inspectors issued violations with daily penalties for illegal alterations after finding more than three dwellings added. 18 unrelated people were found living in five additional rooms on multiple floors in a single-family house.
- \$25,000 in penalties issued to Upaca Site 7 Associates LLC for violations recorded at 1900 Lexington Ave. DOB inspectors issued violations for failure to provide a sidewalk shed where required for an unsafe façade filing following an earlier summons.
- \$12,500 in total penalties issued to Always First Inc. for violations recorded at 347 East 54th Street. DOB inspectors issued violations for failure to safeguard the four-story demolition site after finding no protection to adjacent property's backyard or windows, unsafe scaffolding not maintained, work contrary to plans, and no shoring for cellar or debris chute.
- \$12,500 in total penalties issued to Archstone Builders LLC for violations recorded at 330 West 42nd Street. DOB inspectors issued violations for failure to safeguard work site after a PVC pipe broke during the loading of a compactor truck and a three-inch piece shot across the street, injuring the ear of a pedestrian.
- \$10,000 in penalties issued to Lendlease Construction for violations recorded at 310 Hudson Street. DOB inspectors issued violations for failure to safeguard the work site after a nut and bolt weighing 2 lbs fell ten stories to street and damaged a car, and additional items fell from an uncovered hoisting bucket.
- \$5,000 in total penalties issued to Toll GC LLC for violations recorded at 2686 Broadway. DOB inspectors issued two violations concerning concrete mix: failure to distribute concrete mix design and concrete mix not adhering to design specifications.
- \$5,000 in penalties issued to Crystal House Owners Inc. for violations recorded at 200 West 24th Street. DOB inspectors issued violations to the owners of the Privately Owned Public Space on the property for affixing 200 feet of linear spokes to planters to prevent seating, which was contrary to plans.
- \$1,875 in total penalties issued to 56 Scarlett Associates LLC for violations recorded at 401 West 56th Street. DOB inspectors issued violations for illegal occupancy and failure to maintain building after finding a garage being operated as storage for e-bikes and batteries with batteries connected to electrical outlets.

Queens

- \$167,000 in total penalties issues to Alta Capital Fund LLC for violations recorded at 63-21 Alderton Street. DOB inspectors issued violations for illegal alterations after finding a legal one-family home converted to an illegal 12-family, with six Single Resident Occupancies in cellar, two on 1st floor, three on second floor, and one in the attic. All work was done without a permit.

- \$25,000 in penalties issued to Samcon 48 De LLC for violations recorded at 37-10 114th Street. DOB inspectors issued a violation for failure to provide safety measures for an unsafe façade. This was the respondent's second offense.
- \$18,125 in total penalties issued to Ara Begum Rowshan for violations recorded at 41-19 Forley Street. DOB inspectors issued violations with daily penalties for illegal alteration after finding a legal two-family dwelling converted into an illegal four-family by adding an apartment in cellar and subdividing the second floor. All work was done without a permit.
- \$15,000 in total penalties issued to FPL Fabricators & erectors Group LLC for violations recorded at 4340 Northern Blvd. DOB inspectors issued violations for failure to safeguard after finding no lift director at lift and no pre-shift meeting logs presented. Additionally, a mobile crane was in use without a lift operator.
- \$12,500 in total penalties issued to Don't Fah-get Home Improvement for violations recorded at 69-11 Groton Street. DOB inspectors issued violations for failure to safeguard the work site, as well as failure to maintain pipe scaffolding and working against a Stop Work Order. Inspectors found soil excavation in progress without a fence, unsafe scaffold, and stucco work done after the Stop Work Order was issued.
- \$7,500 in penalties imposed on Vanna Beepat for violations recorded at 134-01 Linden Boulevard. Respondent was issued a violation for having an outdoor sign in a prohibited zone, and additional violations for a second sign that was on display without a permit, without the required UL decal, and for being unregistered.



- \$6,250 in penalties issued to Corona Apartments LLC for violations recorded at 1122-22 37 Avenue. DOB inspectors issued violations for failure to maintain the buildings after a 1' x 2' piece of masonry fell from a 3rd floor balcony and landed in an adjacent parking lot.

Construction and Design Professionals

- Subsequent to the voluntary surrender of Professional Certification and Directive 14 privileges by Professional Engineer Ko Shek Wong, DOB's Special Enforcement Team (SET) found that the engineer submitted 15 Directive 14/final inspection sign-offs while these privileges were surrendered, contrary to the 2019 agreement. Based on the findings, SET filed a Petition at OATH and offered a two-year voluntary surrender of all Department filing privileges as well as the permanent voluntary surrender of Professional Certification and Directive 14 privileges, which the Respondent signed.
- General Contractor Alexander Chan was disciplined for being found in violation of a high number of summonses in the two-year period of July 31, 2019, to July 31, 2021, and for failing to timely certify correction for 28 summonses. A Stipulation was fully executed on January 23, 2023 where the Respondent agreed to an immediate two-year suspension of his Superintendent of Construction license, and following a wind down period that ended on May 16, 2023, pursuant to the Stipulation, the Respondent also agreed to a two-year suspension of his General Contractor license.