

DOB ISSUES MONTHLY ENFORCEMENT BULLETIN

Report Highlights DOB Enforcement Outcomes from January 2026 to Deter Bad Actors and Keep New Yorkers Safe

New York, NY – The New York City Department of Buildings released its enforcement bulletin for January 2026, 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 January, including:

- 8 violations and \$95,000 in penalties imposed for failure to safeguard construction sites at 8 locations.
- 15 violations and \$382,000 in penalties, including daily penalties, imposed for illegal building alterations at 2 locations.
- 2 violations and \$20,000 in penalties for failure to perform duties of a Construction Superintendent at 2 locations.

Below are individual enforcement highlights for January 2026:

Construction and Design Professionals

- DOB’s Special Enforcement Team (SET) audited nine professionally certified applications submitted by Professional Engineer James Clancy and found major code non-compliances, including proposing plans that cite incorrect building code; proposing plans that fail to indicate required special and progress inspections; failing to provide the required material identification for the racking system; 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 Respondent agreed to.

- DOB disciplined Class 2 Filing Representative, Construction Superintendent, and General Contractor Chany Rosen for the submission of approximately 27 filings under the signature and seal of a Professional Engineer without that Engineer's knowledge, and for the submission of five filings using a seal made without the Engineer's authorization. Pursuant to a stipulation, Respondent agreed to a three-year suspension of all three licenses.
- DOB disciplined General Contractor and Special Rigger Dariusz Mikucki for failure to provide records to the DOB as well as the Department of Consumer and Worker Protection, and for failure to properly document individuals the respondent employed as rigging foremen. Pursuant to a stipulation, the respondent agreed to a \$10,000 fine, a two-year probation period, and a two-month suspension.
- DOB suspended General Contractor Yakov Eisenbach by an Order of the Commissioner pursuant to Administrative Code §28-401.19.1 for his involvement in two unsafe demolition incidents at two different demolition sites. The respondent surrendered his registration following this suspension and the subsequent filing of a petition at OATH Trials alleging that the respondent had repeatedly violated Stop Work Orders issued by the Department and conducted unsafe demolition operations. Read more on these disciplinary actions in a recent [DOB Press Release](#).

Bronx

- \$10,000 in penalties imposed on Diego Beekman Mutual Housing Association for violations recorded at 324 Powers Avenue. DOB inspectors issued violations for failure to safeguard after observing significant a crack on the building's parapet, and workers on a suspended scaffold secured by a C hook on the structurally compromised parapet.
- \$10,000 in penalties imposed on Ayaan Restoration Inc. for violations recorded at 2877 Grand Concourse. DOB inspectors issued violations for failure to safeguard after observing C-hooks being utilized on suspended scaffolds contrary to the Construction Code, and no guardrails present on the scaffold, causing construction materials to fall on shed below.

Brooklyn

- \$25,000 in penalties imposed on New Castle Buildings Products for violations recorded at 3009 Glenwood Road. DOB inspectors issued violations for failure to safeguard and failure to use a crane properly after an articulating boom crane flipped over and fell onto an adjacent building's roof. Inspectors determined that the crane's stabilizers were not extended on the left side, causing the crane to overbalance when in use.

- \$10,000 in penalties imposed on Twin Group Associates Inc for violations recorded at 527 Grand Avenue. DOB inspectors issued violations for failure to safeguard after an excavation operation caused large cracks of the adjoining building.
- \$10,000 in penalties imposed on Avid Consulting and Contracting LLC for violations recorded at 74 Richardson Street. DOB inspectors issued violations for failure to safeguard after observing construction materials stored on a rooftop deck with no guardrails which allowed the materials to be accessible to the occupied multiple dwelling.

Manhattan

- \$74,500 in penalties imposed on 61 Hamilton Place Corp. for violations recorded at 61 Hamilton Place. DOB inspectors issued violations for illegal conversions after observing an apartment on the second floor converted from a legal one-family dwelling to an illegal five-family dwelling through the addition of Single Room Occupancies (SROs). Inspectors also issued violations for work without a permit due to full height partitions erected to create additional rooms, and for prohibited hardware (key locking devices) installed on doors.
- \$25,000 penalties imposed on 129 Realty LLC for violations recorded at 335 Lexington Avenue. Inspectors issued violations for work without a permit for multiple advertising signs, and for the owner's failure to engage a licensed sign hanger. Violating conditions below.

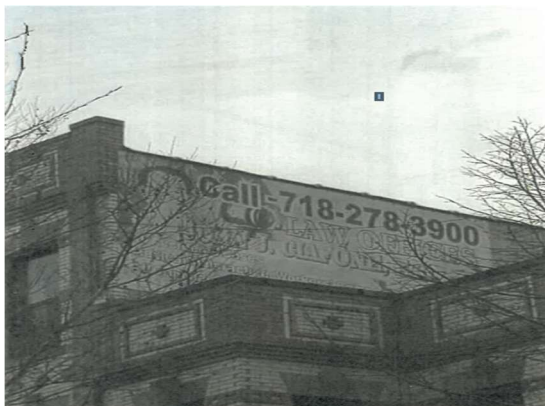


- \$17,500 in penalties imposed on Matthew P. Grace, Trustee, for violations recorded at 322 West 137th Street. DOB inspectors issued violations for occupancy contrary to Department records after confirming that the owner had rented the basement apartment for short-term occupancy using Airbnb and while not present at the premises. Inspectors also issued violations for lack of automatic sprinklers and fire alarm system as required for transient use dwellings.

- \$10,625 in penalties imposed on Fiordi Nuraj for violations recorded at 265 Water Street. DOB inspectors issued violations for failure to safeguard the property after observing that firestopping material had been removed from the ceiling, and that sprinkler heads and smoke detectors had been covered. Additionally, the Tenant Protection Plan did not state measures of public protection in the absence of fire protection measures.
- \$10,000 in penalties imposed on 17 Battery Place Condominium for violations recorded at 17 Battery Place. DOB inspectors issued violations for failure to safeguard after observing spalling concrete at several locations on the first floor, and spalling fireproof material from steel beams at several locations at a three-level parking structure located under an occupied building.
- \$10,000 in penalties imposed on NYC Modern Construction for violations recorded at 58 West 29th Street. DOB inspectors issued violations for failure to safeguard after observing glass panels being unsafely transported, handled and stored, leading to an incident where a glass panel fell on a worker.

Queens

- \$307,500 in penalties imposed on L&L 168 LLC for violations recorded at 134-11 Blossom Avenue. DOB inspectors issued violations for illegal conversions after observing five Single Room Occupancies added to a legal two-family dwelling. Inspectors also issued violations for electrical work without a permit, for lack of required means of egress, and for lack of an automatic sprinkler system and automatic fire alarm system which are required in transient-use dwellings.
- \$11,250 in penalties imposed on 41-06 34th Street Realty LLC for violations recorded at 41-06 34th Avenue. DOB inspectors issued violations for two signs that were erected without a permit and without the required UL decal, and cited the owner for acting as an Outdoor Advertising Company and for advertising prohibited in a C-4 zoning district. Violating conditions below.



- \$10,000 in penalties imposed on 190-21 LLC for violations recorded at 190-21 Jamaica Avenue. DOB inspectors issued violations for failure to safeguard after observing that the work site lacked adequate roof protection or netting, exposing the neighboring property to construction debris.
- \$8,750 in penalties imposed on 53-24 35th Street Realty LLC for violations recorded at 53-24 35th Street. DOB inspectors issued violations for work without a permit for two advertising signs that lack the required UL decal, and for the owner's failure to engage a licensed sign hanger, and for being an owner acting as an OAC without registration. Violating conditions below.



- A padlock closure petition was filed at 55-11 90th Street after DOB inspectors found the owner using the property located in an R5 residence district as a contractor's yard, and for commercial vehicle and junk storage. Violating conditions below.



- A padlock closure petition was filed at 143-12 224th Street after DOB inspectors found the owner using the property located in an R2X district for commercial vehicle storage, dead storage, and auto repair. Violating conditions below.



- DOB executed a stipulation agreement with the owner of 70-25 and 70-27 Queens Midtown Expressway to cease illegal use of their property for dead storage of motor vehicles in R4-1 residence district. Violating conditions below.

