

DOB ISSUES MONTHLY ENFORCEMENT BULLETIN

Report Highlights DOB Enforcement Outcomes from February 2020 to Deter Bad Actors and Keep New Yorkers Safe

New York, NY – Today, the New York City Department of Buildings released its February 2020 enforcement bulletin, 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 for construction professionals. Today's bulletin includes summaries of DOB-imposed disciplinary actions, including penalties and 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 took a number of major enforcement actions in February, including:

- 42 violations and \$1,240,000 in penalties, including daily penalties, issued for illegal building alterations at eight separate locations.
- 9 violations and \$149,250 in penalties, including daily penalties, issued for illegal transient use of buildings at four different locations.
- 53 violations and \$590,000 in penalties issued for failure to safeguard construction sites on 47 separate occasions.
- 25 violations and \$250,000 in penalties issued to 18 different individuals for failure to carry out duties of construction superintendents.

Below are individual enforcement highlights for February 2020:

Bronx

- \$15,000 in penalties issued to General Contractor M Remodeling Corp. for failure to safeguard a construction site at 739 East 220 Street, Bronx. It was determined that the site was missing a required construction fence, and failed to implement proper housekeeping measures for the site.

Brooklyn

- \$247,500 in total penalties issued to Hector Santana, the owner of 137 Linden Street, Brooklyn, for the illegal conversion of a legal two-family home into a six-dwelling home, with the addition of four illegal Single Room Occupancy (SRO) units. The owner was also issued violations for illegal work performed without a permit, and for failure to maintain the property in a safe condition.
- \$186,000 total fines issues to Natalia Assa, the owner of 6512 and 6508 Ocean Avenue, Brooklyn.
 - \$102,500 in penalties at 6512 Ocean Avenue, Brooklyn, due the illegal conversion of a legal two-family home into a seven dwelling unit short term rental with the addition of five illegal Single Room Occupancy (SRO) units. Each of the dwelling units in the building had a separate room name and key-locking device. The owner was also issued a violation for failure to maintain the property in a safe condition.
 - \$83,500 in penalties issued at 6508 Ocean Avenue, Brooklyn, for the illegal alteration of the building to create four illegal Single Room Occupancy (SRO) units. The owner was also issued violations for illegal work without a permit, and for failure to maintain the property in a safe condition.
- \$10,000 in penalties issued to Safety Registrant ABM Construction 1 Inc. for failure to safeguard a four-story building construction site at 850 Metropolitan Avenue, Brooklyn. The site was missing required overhead protection.
- \$3,750 in penalties issued to Lind Hts Assn Emily Isaac, the owner of 712 45th Street, Brooklyn, for failure to notify the Department of work in an occupied building that requires a Tenant Protection Plan. It was also determined that the tenants in the building lacked adequate egress routes.

Manhattan

- \$38,750 in penalties issued to General Contractor A. Aleem Construction Inc. for 13 separate violations on a construction site at 124 East 112th Street, Manhattan. It was determined that the approved work at the site was performed out of sequence, elevator platforms at the site were not built to plan, a supported scaffold at the site was not properly constructed, there were no approved drawings on site for the sidewalk shed, there was missing overhead protection, and the material hoist on site was not properly braced.
- \$28,750 in penalties issued to 611 Realty LLC, the owners of 611 East 11th Street, Manhattan, for illegal work without a permit, and for failure to implement pedestrian protection measures after an unsafe facade notification to the Department. It was determined that two decks had been erected at the location with six foot high partitions, which were blocking access to a fire escape for building occupants.

- \$10,000 in penalties issued to Safety Registrant Tishman Construction Corp. for not having a Site Safety Manager or Site Safety Coordinator on site at 639 West 59th Street, Manhattan, at the time of a DOB inspection. The work site log book at the location was also missing entries for the site safety professionals.
- \$5,625 in penalties were issued to MIP 57th Development Acquisition LLC, the owner of 432 Park Avenue, Manhattan, for displaying an outdoor sign without a permit, failing to have a licensed sign hanger erect or attach the sign, and failing to attach the required UL decal to the sign. The sign, which faced both Park Avenue and East 56th Street, has since been removed.

Queens

- \$80,250 in total penalties issued to SJS Associates LLC, the owners of 140-14 Franklin Avenue, Queens, for the illegal alteration of the building to create four illegal Single Room Occupancy (SRO) units, one of which was equipped locks which was blocking a fire escape in the building.
- \$52,500 in penalties issued to Semen Aronov for repeated failure to obey a DOB-issued Stop Work Order at 137-38 76th Avenue, Queens. Work was found to be continuing at the site on five separate occasions, contrary to the Stop Work Order.
- \$15,000 in penalties issued to General Contractor D Handy Inc. for failure to safeguard a construction site at 3-28 Beach 87th Street, Queens. It was determined that the work at the site was not being performed according to the approved plans, and that the site was missing required overhead protection and guard rails.
- \$12,500 in penalties issued to Ruag Associates LLC for illegal interior demolition work performed without a permit inside of an apartment at 21-78 35th Street, Queens. The illegal work caused the ceiling in the apartment to collapse.
- The owner of 127-06 135th Avenue, Queens, was cited for using the property for illegal dead vehicle storage and auto repair shop. After a default hearing, an Order of Closure was issued by the Department. The illegal use of the property was discontinued prior to the Department needing to padlock the property. The property will be monitored for compliance.

Construction and Design Professionals

- Following an audit of six professionally certified applications submitted by Professional Engineer Victor Suben, the Department found major code non-compliance issues, including insufficient structural design and failure to provide details on scaffolding. Mr. Suben agreed to a voluntary surrender of Professional Certification and Directive 14 privileges, effective February 28, 2020.

- Ace Inspection and Training, a registered Special Inspection Agency, was disciplined by the Department for failing to ensure that their employees were qualified to conduct special inspections, failing to properly maintain inspection records, and allowing a former director of the agency who was disqualified from performing special inspections to sign and seal a special inspection report. Ace Inspection and Training agreed to a voluntary surrender of their license, effective February 20, 2020.
- General Contractor Anthony Cardinale was disciplined by the Department for failing to pay prevailing wages to his employees. Mr. Cardinale agreed to a stipulation, paying a \$8,000 fine, as well as a probation term for his registration lasting two years, effective February 10, 2020.

For previously issued Enforcement Action Bulletins, [please visit our website](#).

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