

DOB ISSUES MONTHLY ENFORCEMENT BULLETIN

Report Highlights DOB Enforcement Outcomes from February 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 February 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 February, including:

- 10 violations and \$130,000 in penalties issued for Failure to Safeguard construction sites at 10 locations.
- 28 violations and \$341,050 in penalties, including daily penalties, issued for illegal building alterations at 3 locations.
- 1 violation and \$10,000 in penalties issued to 1 individual for failure to carry out the duties of a construction superintendent.

Below are individual enforcement highlights for February 2024:

Bronx

- \$248,750 in total penalties issued to Rockford Associates for violations recorded at 357 East 201 Street. DOB inspectors issued violations after finding the building’s cellar converted into five SROs, as well as violations for work without a permit for gas, water, and waste lines added, and for blocked egress.
- \$183,750 in total penalties issued to Jose Antonio Telleo Navarro for violations recorded at 312 East 201 Street. DOB inspectors issued violations after finding the one-family house converted into a four-family with SROs with key locks created the first floor and second. DOB inspectors also issued violations for work without a permit for storage rooms in attic converted to bedrooms.

- \$31,250 in total penalties issued to Bronx Park East Housing for violations recorded at 2324 Boston Post Road. DOB inspectors issued violations for repeat failure to provide safety measures for an unsafe filing report and failure to certify correction on initial summons.
- \$12,500 in total penalties issued to M 1849 LLC for violations recorded at 1844 Cedar Avenue. DOB inspectors issued violations for failure to maintain building walls after a 7' x 4' section of concrete wall detached and fell onto public sidewalk, with remaining sections leaning outward.
- \$10,000 in total penalties issued to BE Bronx Builders LLC for violations recorded at 3184 Webster Avenue. DOB inspectors issued violations for failure to institute safety measures after finding no handrails on stairs at the 10-story construction site, as well as missing safety netting and guardrails around elevator openings.
- \$7,500 in penalties issued to MD Tohfaz Uddin for violations recorded at 207 203rd Street. DOB inspectors issued violations for the plans submitted by the Registered Design Professional which contained inadequate needle beam loads and support restraints, as well as missing drawing details.
- \$5,000 in penalties issued to 497 East 138 Street Realty LLC for violations recorded at 497 East 138th Street. DOB inspectors issued violations for demolition work without a permit at the 1st floor at the commercial space after observing the removal of plumbing, electrical and gas lines, and sheet rock without a permit.
- \$2,500 in penalties issued to BE Bronx Buildings LLC for violations recorded at 4180 Carpenter Ave. DOB inspectors issued violations for missing guardrails and safety netting, as well as a worker on the 4th floor edge without a tie-off.

Brooklyn

- \$79,000 in penalties issued to Next Level Realty LLC for violations recorded at 101 Halsey Street. DOB inspectors issued violations for illegal transient use and other safety violations, along with multiple failures to certify correction summonses.
- \$16,250 in total penalties issued to Marion W. Inc. for violations recorded at 5709 5th Avenue. DOB inspectors issued for improper storage of combustible materials after finding 30 lithium-ion batteries stored on the first floor of a motorcycle repair shop, with egress block and excessive debris. DOB inspectors also issued violations for work without a permit for a structure built in rear of store.
- \$5,000 in penalties issued to M&R Construction Group Inc. for violations recorded at 1100 Myrtle Avenue. DOB inspectors issued violations for failure to safeguard after a worker was hit by a falling form work while stripping the ceiling without using a proper platform.
- \$5,000 in penalties issued to Builders Construction NYC for violations recorded at 5722 7th Avenue. DOB inspectors issued violations for failure to protect adjoining structures after a 30-foot wide crack opened on adjacent property's patio; inspectors also issued a Stop Work Order for foundation work.

- \$2,500 in penalties issued to 522 Putnam Realty LLC for violations recorded at 522 Putnam Avenue. DOB inspectors issued violations for work without a permit after inspectors observed horizontal extension work underway at the 4-story building.
- DOB inspectors served a padlock closure petition to the owners of 636-638 Hancock Street for storage of dead motor vehicles in a residence district. The owner submitted a signed stipulation agreement to cease the illegal use by March 6, 2024.



- DOB rescinded a 2023 closure order at 1335 East 65th Street for dead storage of motor vehicles after the property owner removed the dead storage from the premises.



Manhattan

- \$54,250 in total penalties issued to Park Circle J LLC for violations recorded at 15 West 107th Street. DOB inspectors issued violations after finding the fourth floor apartment of the 31-unit building altered to create three additional SROs with locking devices.
- \$30,000 in penalties issued to MIPA 59 and Third Owner LLC for violations recorded at 200 East 59th Street. DOB inspectors issued violations for failure to

register as an Outdoor Advertising Company, work without a permit, failure to utilize a licensed sign hanger, and failure to comply with the Zoning Resolution.



- \$25,000 in total penalties issued to CDS Design and Associates Construction for violations recorded at 151 West 30th Street. DOB inspectors issued violations for failure to institute safety measures a worker fell 20 feet from a ladder without a proper working platform. DOB inspectors also issued violations for work contrary to plans.
- \$25,000 in penalties issues to Ricland LLC for violations recorded at 120 West 57th Street. DOB inspectors issued violations for failure to provide safety measures following an unsafe filing report at a 29-story hotel.
- \$23,125 in penalties issued to Tiffany and Company USA for violations recorded at 727 5th Ave. DOB inspectors issued violations for lack of permits, failure to use a licensed sign hanger, lack of the proper identifying decal, and zoning violations for excessive surface size and height, and for blocking windows.



- \$16,250 in total penalties issued to Bleam Realty LLC for violations recorded at 435 Broadway. DOB inspectors issued violations for failure to have a Certificate

of Occupancy at a loft law building, as well as broken door mechanism and block egresses.

- \$13,750 in penalties issued to Pigranel Management Corp. for violations recorded at 54 West 39th Street. DOB inspectors issued violations for failure to maintain buildings after observing cracked and sagging balconies, as well as items blocking an exit passageway.
- \$12,500 in penalties issued to 344 West End Avenue Inc for violations recorded at 344 West End Avenue. DOB inspectors issued violations for failure to maintain exterior building façade after a section of masonry brickwork detached at the 4th floor and fell onto a public sidewalk, with inspectors observing cracks and bulging in multiple areas.
- \$10,000 in penalties issued to G-Net Construction Corp for violations recorded at 307 West 71st Street. DOB inspectors issued violations for failure to institute safety measures after a finding a brick parapet reconstruction in progress at a 5-story building without protection of adjacent property, with debris found in adjacent yard.
- \$10,000 in penalties issued to New York Hong Kong Etal for violations recorded at 47 Canal Street. DOB inspectors issued violations for failure to provide safety measures for an unsafe filing report, as well as broken windows, and cracked and spalling stucco and concrete.
- \$7,500 in total penalties issued to 9th Ave BH LLC for violations recorded at 568 9th Avenue. DOB inspectors issued violations after finding an apartment at the 4th floor of the multiple dwelling building converted to accommodate transient use.
- \$7,500 in total penalties issued to Apex East Management LLC for violations recorded at 344 East 51 Street. DOB inspectors issued violations for an apartment in an 8-unit multiple dwelling that was used transiently, along with safety violations.
- \$7,000 in total penalties issued to Rig Kingland Services Inc. for violations recorded at 256 East 72nd Street. DOB inspectors issued violations for the lighting on the sidewalk shed being inoperable, and for a construction fence that was not maintained.
- \$6,250 in penalties issued to 1627-1635 Amsterdam Avenue LLC for violations recorded at 476 West 141st Street. DOB inspectors issued violations for failure to maintain the building after the ceiling collapsed in apartment, revealing charred joists above ceiling.
- \$5,000 in penalties issued to Tindel Replacement Window for violations recorded at 101 Cooper Street. DOB inspectors issued violations for failure to institute safety measures after a worker was using fire escape to access work at a five-story building without any safety measures in place.
- \$5,000 in penalties issued to Elysium Construction Inc for violations recorded at 113 Jane Street. DOB inspectors issued violations after the construction company failed to submit an accident report to DOB following a worker injury.
- \$2,500 in penalties issued to CM and Associates Construction for violations recorded at 720 West End Avenue. DOB inspectors issued violations after the

permit holder failed to ensure that workers followed manufacturer's specifications when an A-frame ladder was used in the closed position.

- \$2,500 in penalties issued to City Hall Tenants Corp for violations recorded at 261 Broadway. DOB inspectors issued violations for failure to maintain exterior building façade after observing cracked stone and spalling brick at 10th floor lintel.

Queens

- \$5,000 in penalties issued to Flushing Commons Property Owner LLC for violations recorded at 138-35 39 Avenue. DOB inspectors issued violations at the Privately Owned Public Space (POPS) for failure to post required signage.
- \$2,500 in penalties issued to NYC Top Construction LLC for violations recorded at 11-24 31 Drive. DOB inspectors issued violations after observing plumes of dust blowing through vertical safety netting at new 8-story building.
- DOB inspectors served a padlock closure petition to the owners of 131-02 142nd Street for use of a contractor's yard in a residential district. The building owner signed a stipulation agreeing to remove all illegal conditions by April 30, 2024.



- DOB inspectors served a padlock closure petition to the owners of 133-30 Amber Street for storage of building materials and use of a contractor's yard in a residence district. The owner's submitted a signed stipulation agreement to cease the illegal use by May 31, 2024.



Staten Island

- \$5,625 in total penalties issued to Alka Contracting Inc. for violations recorded at 4 Millbank Road. DOB inspectors issued violations for failure to institute safety measures and work not according to plans after finding no guardrails or toe boards at multiple locations at the work site, as well as a ladder not properly secured.
- DOB inspectors served a padlock closure petition to the owners of 964 Richmond Avenue for commercial vehicle storage and use of a contractor's yard in a residential district.



Construction and Design Professionals

- DOB's Special Enforcement Team (SET) audited 8 professionally certified applications submitted by Registered Architect Hackjong Choi 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 alter the fire escape contrary to code; proposing plans that do not include structural plans for building; failing to provide complete foundation plans for a building; 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 Registered Architect signed.

- DOB's Special Enforcement Team (SET) audited 7 professionally certified applications submitted by Registered Architect Keven McCray 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 fail to provide proper accessible features including doorways and maneuvering clearances; proposing plans that fail to provide walls with the minimally required fire separation; failure to identify that work is subject to inspection of footing and foundation; 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 Architect signed.
- DOB's Special Enforcement Team (SET) audited 3 Façade Inspection & Safety Program (FISP) reports and one 1 professionally certified application submitted by Professional Engineer Richard Koenigsberg after the partial collapse of 1915 Billingsley Terrace in the Bronx and found major code non-compliances including failure to describe in the reports distress from cracking of the exterior, load-bearing, masonry pier of the exterior wall elements, failing to clearly label and indicate the status designation of the cracking of the exterior, load-bearing, masonry pier; and falsely stating "No" on the job application in response to the question asking if the structural stability of the building would be affect by the proposed work. SET filed a petition at OATH to suspend the Engineer's Qualified Exterior Wall Inspector (QEWI) privileges. Respondent agreed to a 2-year suspension, peer review of all in-process QEWI reports, and a \$10,000 fine.