

DOB ISSUES MONTHLY ENFORCEMENT BULLETIN

Report Highlights DOB Enforcement Outcomes from February 2025 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 2025, 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:

- 11 violations and \$140,000 in penalties imposed for Failure to Safeguard construction sites at 11 locations.
- 25 violations and \$674,550 in penalties, including daily penalties, imposed for illegal building alterations at 4 locations.
- 2 violations and \$35,000 in penalties imposed for failure to perform the duties of a Construction Superintendent.

Below are individual enforcement highlights for February 2025:

Construction and Design Professionals

- General Contractor Scott Barone was issued a warning letter reminding him that in the event of a worker injury or fatality, an online report must be made to DOB within three business days.
- Construction Superintendent John Silviano was issued a warning letter reminding him to ensure that workers using a fall arrest system are properly tied off and that all necessary safety precautions are implemented.

Bronx

- \$247,300 in penalties issued to Antonio Collado for violations recorded at 450 Cyrus Place. DOB inspectors issued violations for illegal conversion and occupancy contrary to the Certificate of Occupancy after the 2-family dwelling was converted into an 8-family by the addition of 6 single room occupancies (SROs). Inspectors also issued violations for failure to obey an active Vacate Order.
- \$50,000 in penalties issued to Arsh Landmark General Con. for violations recorded at 1915 Billingsley Terrace. DOB inspectors issued violations for failure to safeguard the public and property after a masonry wall collapsed on 12/11/2023 during masonry brick work operations. DOB also issued violations for failure to notify the Department of an incident following the collapse.
- \$1,250 in penalties imposed on Lamar Advertising for violations recorded at 387 East Fordham Road. DOB inspectors issued violations for failure to include a roof sign within 900 feet and in view of Rose Hill Park in its inventory, as is required by the administrative code.



Brooklyn

- \$188,750 in penalties issued to Lin Zhong Hang for violations recorded at 1270 78th Street. DOB inspectors issued violations for illegal conversion and work without a permit after finding the cellar level of the building converted to three Single Room Occupancies (SROs). Inspectors also issued violations for inadequate light and ventilation for each bedroom, inadequate means of egress, and failure to provide the required fire alarm system and to provide automatic sprinklers.
- \$183,750 in penalties issued to Festus K. Ananwu for violations recorded at 1208 Tinton Avenue. DOB inspectors issued violations for illegal conversion and work

without a permit after the 2-family dwelling was converted to a 5-family by adding three single room residencies (SROs).

- \$10,000 in penalties issued to Joel Werez Berger WMEM LLC for violations recorded at 57 Herbert Street. DOB inspectors issued violations for failure to safeguard the property after fire stopping materials were removed from the 3rd floor wall.
- \$10,000 in penalties issued to Yitzchok Blum for violations recorded at 1320 53rd Street. DOB inspectors issued violations for failure to safeguard the public after observing a vertical extension that was erected above a pedestrian walkway and adjacent property without overhead protection.
- \$10,000 in penalties issued to Yeshivath Diurei Chaim for violations recorded at 1214 43rd Street. DOB inspectors issued violations for failure to safeguard the public and property after a large excavation operation caused an open shear to cut to the adjoining property.
- A closure order was executed following OATH trials at 333 Amber Street after DOB inspectors observed continued use of the property as a contractor's yard in a residential district after the property owner failed to remove the illegal activity by the stipulated compliance date.



- Following a padlock warning letter, the owner of 319 Troy Avenue complied with a DOB order to remove dead storage of motor vehicles in the vacant lot located in a residential district.



Manhattan

- \$25,000 in penalties issued to PRAT Enterprises Corp. for violations recorded at 143 West 20th street. DOB inspectors issued violations for failure to safeguard the public and property after workers on a scaffold performing façade work caused a window sill to fall and injure the site safety manager at the adjacent property, which was not provided with a control access zone.
- \$10,000 in penalties issued to Ray Builders Inc. for violations recorded at 32 East 38th Street. DOB inspectors issued violations for failure to safeguard the public after windows from the building's 3rd floor were removed, and non-secure wood panels were put in place without overhead protection for the rear yard terrace.
- \$10,000 in penalties issued to Perkan Concrete Corp for violations recorded at 517 West 158th Street. DOB inspectors issued violations for failure to safeguard the public and property after observing a 10-foot-deep excavation on the rear property line that lacked the required shoring for the adjacent property.
- \$10,000 in penalties issued to Urban Atelier Group LLC for violations recorded at 300 East 50th Street. DOB inspectors issued violations for failure to safeguard

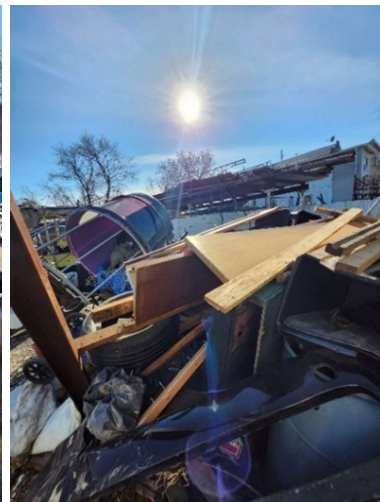
after a worker fell through the 6th floor and landed on the 5th floor, and inspections revealed that the working platform did not have the required support.

Queens

- \$7,500 in penalties imposed on 88-12 Queens Boulevard LLC for violations recorded at 88-12 Queens Boulevard. DOB inspectors issued violations for two accessory business signs that were installed on the roof of the premises without a permit, and for failure to engage a licensed sign hanger.



- A closure order was executed for 76-12, 76-14, 76-18 and 16-14 Blake Avenue, and 133-10 Amber Street, after inspectors observed commercial bus parking and use as a contractor's yard in the residential district, which followed the failure by the owner to remove the illegal storage on the five contiguous vacant lots.



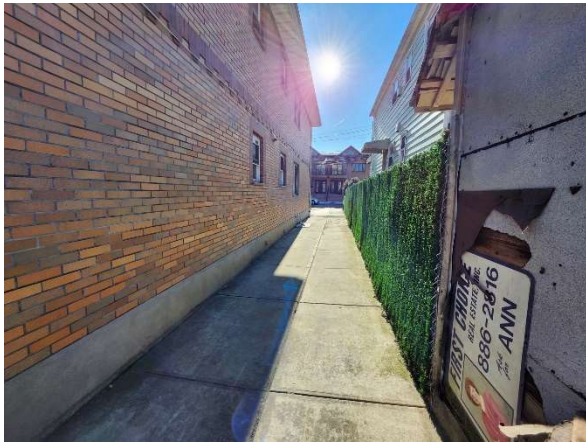
- A closure order was executed for 132-03, 132-13 and 132-15 Ruby Street, after inspectors observed commercial vehicle storage and contractor's equipment in the residential district.



- The owners of 78-05 and 78-09 149th Avenue signed a stipulated agreement with DOB to cease prohibited commercial use of the two vacant lots for dead storage of motor vehicles and as a contractor's yard.



- Following the 2021 execution of a closure order at 137-57 Juniper Avenue for commercial food packing and preparation at the premises located in a residential district, DOB inspectors rescinded the order after confirming that ownership had removed all prohibited commercial uses.



- Following a 2024 padlocking of 106-25 160th Street for storage of commercial dumpster trucks, dumpsters, and contractor's equipment in a residential district, DOB confirmed that the owner removed the contractor's equipment from the property and lifted the order.



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