

DOB ISSUES MONTHLY ENFORCEMENT BULLETIN***Report Highlights DOB Enforcement Outcomes from March 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 March 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 March, including:

- 5 violations and \$80,000 in penalties imposed for Failure to Safeguard construction sites at 5 locations.
- 4 violations and \$240,000 in penalties, including daily penalties, imposed for illegal building alterations at 2 locations.
- 8 violations and \$78,250 in penalties, including daily penalties, imposed for illegal building alterations at 2 locations.

Below are individual enforcement highlights for March 2025:

Construction and Design Professionals

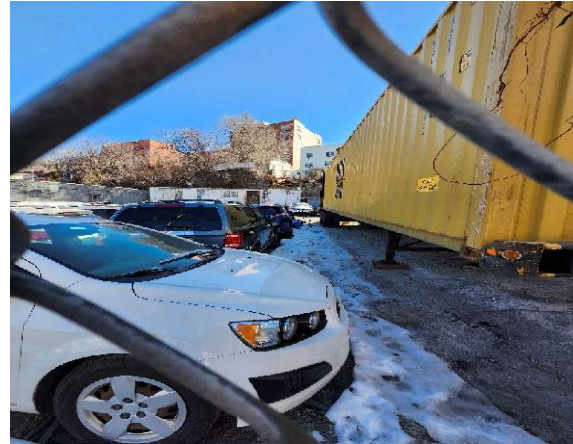
- DOB's Special Enforcement Team (SET) audited 10 professionally certified applications submitted by Professional Engineer Allen Shinfeld and found major code non-compliances, including filing Alteration Type 2 applications despite proposing changes in use, egress, and/or occupancy, which require Alteration Type 1 applications for a new or amended Certificate of Occupancy; failure to provide travel distance analysis; failure to provide egress analysis; failure to provide an architectural survey and completed zoning analysis; 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 Professional Engineer agreed to.

- Following DOB's Special Enforcement Team (SET) audits of five professionally certified applications submitted by Professional Engineer Aldo Bravo that presented major violations of Code and Rules, SET offered a voluntary surrender of Professional Certification and Directive 14 privileges for multiple failed audits, which Bravo signed on April 13, 2021. Subsequently, Bravo was subject to an internal SET audit of applicants who had surrendered Directive 14 final inspection privileges, and SET discovered that while his privileges were surrendered, Bravo submitted TR-1: Technical Report Statement of Responsibility forms to certify performance and sign-off of 40 Directive 14 final inspections. SET filed a petition at OATH for false statements on March 26, 2025.
- Following DOB's Special Enforcement Team (SET) audits of 15 professionally certified applications submitted by Professional Engineer Rafi Hamid that presented major violations of Code and Rules, SET offered a voluntary surrender of Professional Certification and Directive 14 privileges for multiple failed audits, which Hamid signed with a winddown period that ended on May 10, 2022. Subsequently, Hamid was subject to an internal SET audit of applicants who had surrendered Directive 14 final inspection privileges and SET discovered that while his privileges were surrendered, Hamid submitted TR-1: Technical Report Statement of Responsibility forms to certify performance and sign-off of 37 Directive 14 final inspections. SET filed a petition at OATH for false statements on March 21, 2025.

Bronx

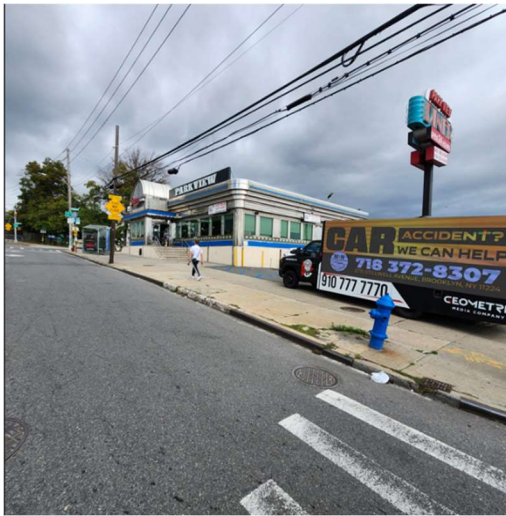
- \$180,000 in penalties issued to Glynolvin Loney for violations recorded at 1765 Watson Avenue. DOB inspectors issued violations for illegal conversions after observing that the legal 2-family dwelling had been converted into a 5-family dwelling by adding 3 Single Room Occupancies (SROs).
- \$60,000 in penalties issued to Bradley E. Simmons for violations recorded at 1256 Teller Avenue. DOB inspectors issued violations for illegal conversions after observing that the legal 2-family dwelling had been converted into an 8-family dwelling by adding 6 Single Room Occupancies (SROs).
- \$42,625 in penalties issued to El Tareb Group LLC for violations issued at 1701 Unionport Road. DOB inspectors issued violations for illegal conversions after observing a unit in the multiple dwelling converted to transient use with 2 guests staying less than 30 days and booking the unit through Airbnb. Inspectors also issued safety violations for failure to provide automatic sprinklers and fire alarm system required for transient use, and for lack of the required number of means of egress from every floor.

- \$10,000 in penalties issued to Expert Fire Sprinkler LLC for violations recorded at 212 Harding Place. DOB inspectors issued violations for failure to safeguard the public and property after inspectors observed that pipe scaffolding at the main entrance side of the building, approximately 20 feet high, had come into contact with live overhead utilities.
- The property owner of 3336 third Ave signed a stipulation agreement with DOB to cease prohibited use of dead storage of motor vehicles and commercial trailer storage in a residential district.



Brooklyn

- \$25,000 in penalties issued to Waterfront Property Mgmt for violations recorded at 4024 12th Avenue. DOB inspectors issued violations for failure to safeguard the public and property after 16 linear feet of fence and demolition debris fell onto the adjacent sidewalk, damaging four cars.
- \$11,250 in penalties imposed on Geometria NYC, Inc. for violations recorded at 2939 Cropsey Ave. DOB inspectors issued violations for an OAC sign on a display structure without a permit after observing a truck in the parking lot of a diner with flashing illuminated signs acting as a sign structure on the premises.



- \$10,000 in penalties issued to Medra Exhaust Systems Corp for violations recorded at 367 South 4 Street. DOB inspectors issued violations for failure to safeguard the public and property during welding operations after observing a welder installing metal liner and brackets at the building's 3rd floor over the pedestrian sidewalk without overhead protection, and without utilizing a safety harness, tie back & PPE. Additionally, inspectors found that the welder has no license, and no fire guard or flagman was present during welding operations.
- \$10,000 in penalties issued to 701 Avenue O for violations recorded at 701 Avenue O, LLC. DOB inspectors issued violations for failure to safeguard the public and property after observing the main entry door for the construction fence at premises was unlocked and open allowing unauthorized access.
- The property owner of 334 Sapphire Street signed a stipulation agreement with DOB to cease prohibited use of commercial vehicle storage and use as a contractor's yard in a residential district.



- The property owner of 8109 Third Avenue ceased commercial truck storage and unlicensed public parking lot use in a residential district following their signing of a padlock stipulation agreement. Corrected conditions below.



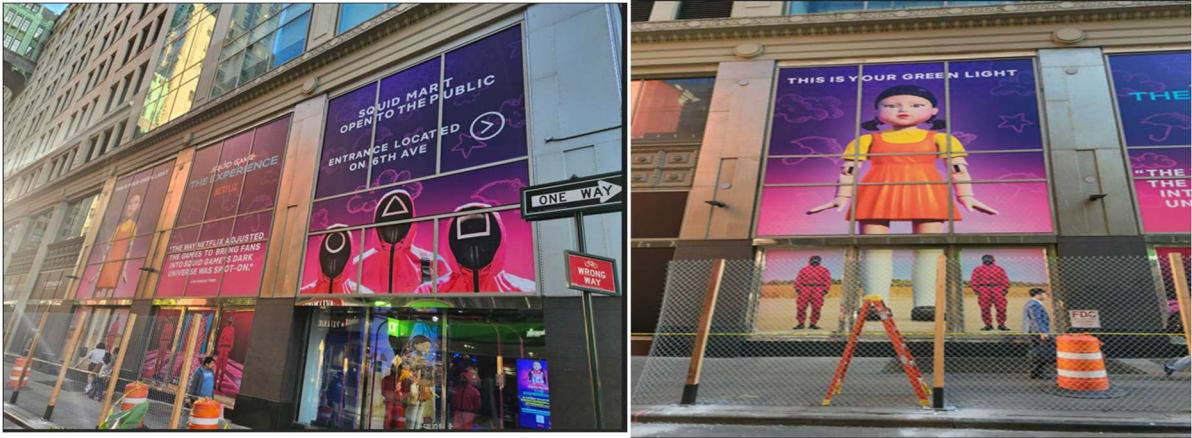
- The property owners of 354, 370, 372, 376 and 388 Ruby Street are in the process of ceasing use of commercial vehicle storage and use of contractor's yard in a residential district following a January 2025 padlocking of their property. Below are before and after photos of 354 Ruby Street.



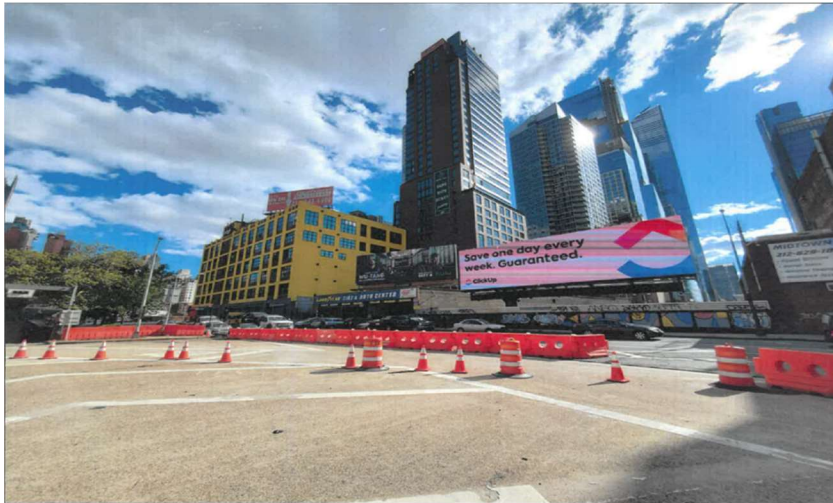
Manhattan

- \$25,000 in penalties issued to Structure Tone, LLC for violations recorded at 240 Greenwich Street. DOB inspectors issued violations for failure to safeguard the public and property after inspectors responded to an incident where a forklift driver and a helper moving 20-foot rebar did not secure the load to the forklift, resulting in the forklift flipping when the load weight shifted, injuring both workers.

- \$12,500 in penalties issued to Jose M. Perez/NYC Best remodeling Inc. for violations recorded at 235 East 89 Street. DOB inspectors issued violations for failure to install adequate barriers on the 5th floor and common hallways, causing excessive dust which was contrary to the site's Tenant Protection Plan (TTP).
- \$8,400 in penalties imposed on VNC 100 West 33rd Street LLC for violations recorded at 100 West 33rd Street. DOB inspectors issued violations for 14 signs installed without the required permits.



- \$5,000 in penalties imposed on 500 Lincoln Owner, LLC, for violations recorded at 501 10th Ave. DOB inspectors issued violations for lack of a permit and failure to engage a sign hanger for its rooftop accessory sign.



Queens

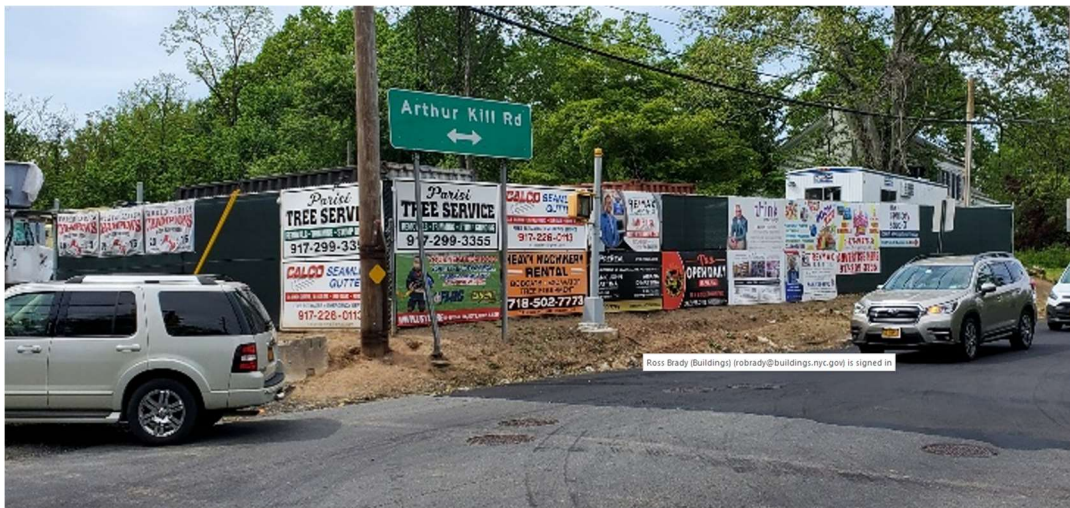
- \$35,625 in penalties issued to Mirsad Jakupovic for violations recorded at 30-83 43 Street. DOB inspectors issued violations for transient use in a multiple dwelling after observing 2 guests at basement, 4 guests on the 1st floor and 8 guests on the 2nd floor. Inspectors also issued safety violations for failure to provide automatic sprinklers and fire alarm system required for transient use, and lack of the required number of means of egress from every floor.
- \$12,500 in penalties issued to Wieslaw Durka for violations recorded at 54-17 Andrews Avenue. DOB inspectors issued violations after unpermitted boiler work performed by an unqualified boiler worker resulted in raised carbon monoxide levels, which injured eight civilians and one firefighter who were sent to the hospital for treatment.
- The property owner of 78-15 149th Avenue signed a stipulation agreement with DOB to cease prohibited use of commercial vehicle storage and use as a contractor's yard in a residential district.



- The property owner of 129-23 143 Street, a one-family home, removed the dead storage of motor vehicles, auto repair equipment, and junk storage from their front yard following a DOB closure order. Before and after photos below.



Staten Island



- \$75,000 in penalties imposed on 4949 Arthur Kill Road, LLC, for violations recorded at 4949 Arthur Kill Road. DOB inspectors issued 22 sign-related summonses for 35 illegal advertising signs on a property fence in a residential district.

###