

DOB ISSUES MONTHLY ENFORCEMENT BULLETIN

Report Highlights DOB Enforcement Outcomes from April 2022 to Deter Bad Actors and Keep New Yorkers Safe

New York, NY – Today, the New York City Department of Buildings released its enforcement bulletin for April 2022, 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 a number of major enforcement actions in April, including:

- 22 violations and \$265,000 in penalties issued for failure to safeguard construction sites on 20 separate occasions.
- 26 violations and \$582,750 in penalties, including daily penalties, issued for illegal building alterations at 5 locations.
- 8 violations and \$80,000 in penalties issued to 8 different individuals for failure to carry out duties of construction superintendents.

Below are individual enforcement highlights for April 2022:

Bronx

- \$53,750 in total penalties issued to 6135 Liebig Ave. Corp., the owners of 6135 Liebig Avenue, Bronx, for the illegal conversion of a 2-family to a 5-family residential building. A Department inspection found that three Single Room Occupancies (SROs) were created in the building’s cellar. DOB inspectors also issued violations to the property owner for work without a permit and failure to maintain egress.
- \$45,000 in total penalties issued to 2515 Realty Associates for the illegal alteration of a 5-story building located at 2615 University Avenue in the Bronx. A

Department inspection found that three or more Single Room Occupancy (SRO) were created in the basement of the building.

- \$10,000 in penalties issued to general contractor J.E. Levine Builders for failure to safeguard a construction site at 2850 Webster Avenue in the Bronx. A Department investigation found that the steel form work occurring at the site caused cracks in the adjacent property.

Brooklyn

- \$12,500 in total penalties issued to Wong 677 Broadway Corp. for unsafe conditions found at 2 Cook Street in Brooklyn. A Department inspection found that the general contractor failed to safeguard the site from flammable and combustible materials. DOB determined that the improper installation of “torch down” roofing at the site caused a fire at the adjacent property. The workers fled the construction site during the fire before FDNY reported to the scene.
- \$10,000 in penalties issued to Safety Registrant Blue Rock Contracting for failure to safeguard a construction site located at 535 Pacific Street in Brooklyn. A Department inspection found that during demolition work on the roof of the building, the Concrete Masonry Unit (CMU), a rectangular wall support block, cracked and collapsed into the building’s adjacent backyard.
- \$10,000 in penalties issued to general contractor Stateline Builders Inc. for failure to safeguard and maintain egress at a construction site located at 195 Humboldt Street in Brooklyn. A Department inspection found that the adjacent building’s fire escape led directly into the construction site where ongoing excavation and demolition work was occurring.
- \$5,000 in penalties issued to the 5114 3rd Avenue LLC for failure to remove two arterial outdoor structures not used in over two years at 5114 3rd Avenue in Brooklyn. DOB will continue to monitor for compliance.



- \$2,500 in total penalties issued to general contractor Mordechai Waisbrod for failure to uphold safety regulations at 646 Parkside Avenue in Brooklyn. DOB inspectors found that the safety harnesses worn by three workers working on the roof of the 5-story building were not checked by a competent person, as required by Code.
- Violations were issued to the owners of 260 Broadway in Brooklyn for an illegal sign structure located on the roof of the building. Upon receiving the violations, the sign structure was permanently removed.

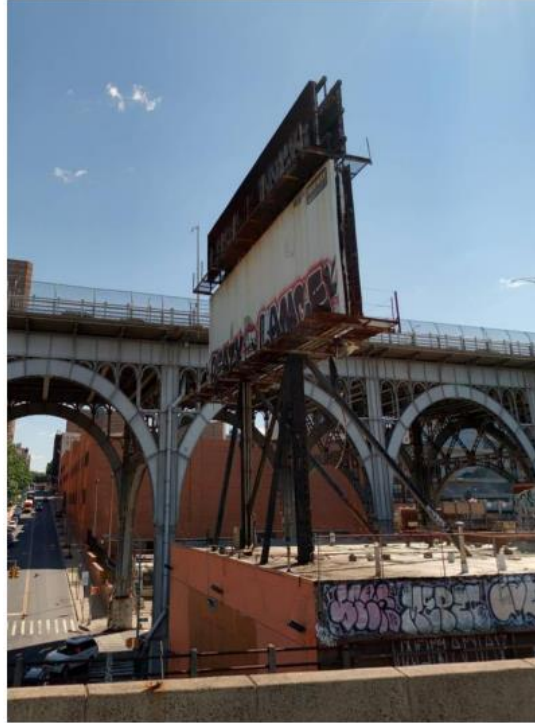


Manhattan

- \$2,500 in penalties issued to 31 9th Avenue Corp. for having an arterial outdoor structure with use discontinued for more than two years at 359 9th Avenue in Manhattan. DOB will continue to monitor for compliance.



- \$2,500 in penalties issued to 2328 on Twelfth LLC, for having an arterial outdoor structure with use discontinued for more than two years. DOB will continue to monitor for compliance.



- \$2,500 in penalties issued to Seoul Skil Room, Inc. for having an arterial outdoor structure with use discontinued for more than two years. DOB will continue to monitor for compliance.



- The owners of 60 East 66th Street in Manhattan were cited for illegally using the premises for several business offices. A hearing has been scheduled with OATH.



- The owners of 152 East 124th Street in Manhattan were cited for illegally using the premises for dead and commercial vehicle storage. A hearing has been scheduled with OATH.



Queens

- \$45,000 in total penalties issued to Violette Baptiste for the illegal alteration of a one-family residential building located at 215-31 Murdock Avenue in Queens. A Department inspection found that the respondent altered the property to include three Single Room Occupancies (SROs) with key locking devices.
- \$37,500 in total penalties issued to Guo Yan Qui for performing work without a permit at 13-03 123rd Street in Queens and for unlicensed work. A Department inspection found that the respondent had shut off the property's gas line without notifying or the assistance of Consolidated Edison (Con Edison) and had seven individuals performing unpermitted excavation work in the basement.

- \$30,000 in total penalties issued to Joseph Vitulli for repeatedly failing to correct illegal conditions at 33-59 Farrington Street in Queens, found by multiple Department inspections. At the time of the inspections, DOB inspectors found that the premises was being used as an illegal massage parlor, and the respondent proceeded to file three Certificates of Correction without correcting the violation.
- \$10,000 in penalties issued to Safety Registrant DLC Development Corp. for unsafe conditions at a construction site located at 41-17 Union Street in Queens. A Department inspection found that the staircases did not have the required guardrails installed, and workers working near a leading edge did not have the proper fall protection in place.
- \$2,500 in penalties issued to PG Singh Enterprises LLC for having an arterial outdoor structure with use discontinued for more than two years at 34-00 Borden Avenue in Queens. DOB will continue to monitor for compliance.



- The owners of 213-14 Union Turnpike in Queens were cited for illegally using the premises as a medical office when the only permitted use is for a nursery school. A hearing has been scheduled with OATH.



Staten Island

- \$18,750 in total penalties issued to Safety Registrant Hudson River Contracting Corp. for failure to institute and maintain safety equipment at a construction site located at 2111 Richmond Terrace in Staten Island. A Department inspection found that the safety netting on the 5th floor of the building was not properly installed which caused a worker to fall from the 6th floor to the 5th floor. In addition to the inadequate safety netting, DOB issued violations to the respondent for failure to hold adequate pre-shift safety meetings.

Construction and Design Professionals

- The Department revoked the registration of Construction Superintendent David Nobel effective on April 8, 2022, due to the substantiated charge that he had attempted to bribe a Department inspector.
- MT Group entered into a Stipulation with the Department on April 11, 2022, after the special inspection agency was disciplined for failing to provide inspection reports; failing to maintain such reports in a Code-compliant manner; allowing individuals who were not employed by the company to perform special inspections; allowing unqualified inspectors to perform special inspections; and failing to report hazardous conditions found during special inspections. The Respondent agreed to various compliance conditions and to pay a fine of \$10,000.
- Construction Superintendent Joseph Sarcona entered a Stipulation with the Department on April 5, 2022, after the Respondent was disciplined for violating the Industry Code of Conduct and behaving in an aggressive and unprofessional manner towards a Department inspector. The Respondent agreed to pay a fine of \$1,000 and to have his registration put on probation for six months.

- Master Electrician Donald White entered a Stipulation with the Department on April 25, 2022, after the respondent was disciplined by the Department for performing work without a permit and for not having Code compliant signage at his place of business. The Respondent agreed to a \$4,000 fine and nine months of probation.

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