

DOB ISSUES MONTHLY ENFORCEMENT BULLETIN***Report Highlights DOB Enforcement Outcomes from April 2026 to
Deter Bad Actors and Keep New Yorkers Safe***

New York, NY – The New York City Department of Buildings released its enforcement bulletin for April 2026, 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 April, including:

- 5 violations and \$65,000 in penalties imposed for failure to safeguard construction sites at 5 locations.
- 39 violations and \$926,450 in penalties, including daily penalties, imposed for illegal building alterations at 5 locations.
- 3 violations and \$53,750 in penalties, including daily penalties, imposed for illegal transient use at 1 location.
- 1 violation and \$10,000 in penalties imposed for failure to perform duties of Construction Superintendent at 1 location.

Below are individual enforcement highlights for April 2026:

Construction and Design Professionals

- Following DOB’s Special Enforcement Team (SET) audits of seven professionally certified applications submitted by Professional Engineer Igor Lisovenko which presented major violations of Code and Rules, SET offered a voluntary surrender of Professional Certification and Directive 14 privileges for the multiple failed audits, which the Engineer agreed to, and which took effect on October 19, 2022. Subsequently, the Engineer 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, Respondent submitted TR-1: Technical Report Statement of Responsibility forms to certify

performance and sign-off of one hundred one (101) Directive 14 final inspections. SET filed a petition at OATH for false statements and before trial, and the Respondent signed a Stipulation of Settlement which included a three-year surrender of all filing privileges and permanent surrender of Professional Certification and Directive 14/Final Inspection privileges.

- SET audited six professionally certified applications submitted by Professional Engineer Eric Foster 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 meet accessibility requirements in the bathroom; proposing plans that indicate portions of the building encroaching into the public right of way; proposing plans that indicating a deck made of combustible material within fire limits; 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/Final Inspection privileges, which the Engineer agreed to.
- SET audited seven professionally certified applications submitted by Professional Engineer Carl Hamann 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 an apartment with a bath or shower; proposing plans that fail to provide bathrooms with mechanical exhausts with a discharge location to the outdoors; failing to indicate noncombustible material for the construction of the bulkhead; 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/Final Inspection privileges, which the Engineer agreed to.
- DOB issued a warning letter to General Contractor Richard Santosky reminding him that he is responsible for all work at sites where he is a permit holder, and that he is not to share his DOB NOW credentials.

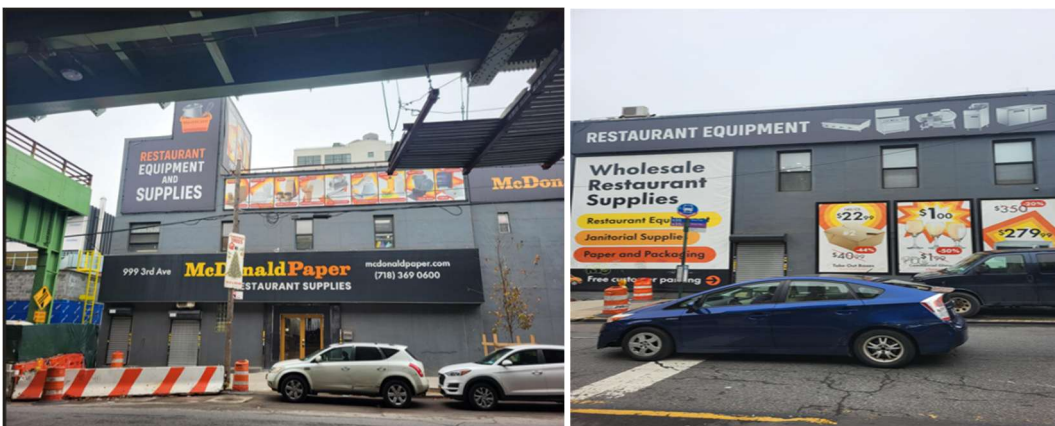
Bronx

- \$246,250 in penalties imposed on Trishtan Person Alexander for violations recorded at 643 East 223rd Street. DOB inspectors issued violations for illegal conversions after observing the legal 2-family dwelling converted to a 6-family dwelling through the addition of Single Room Occupancies (SROs). Inspectors issued additional penalties for lack of required means of egress, and lack of sprinkler system and fire alarm system that are required in SRO buildings.

- \$186,250 in penalties imposed on 769 East LLC for violations recorded at 769 East 218th Street. DOB inspectors issued violations for illegal conversions after observing the legal 1-family dwelling converted to a 5-family dwelling through the addition of Single Room Occupancies (SROs). Inspectors also issued multiple violations for work without a permit for the installation of full-height partitions, and the unpermitted installation of water, waste, and gas lines.
- \$119,110 in penalties imposed on Bodrul H. Chowdhury for violations recorded at 1946 O'Brien Ave. DOB inspectors issued violations for illegal conversions after observing the legal 2-family dwelling converted to a 5-family dwelling through the addition of Single Room Occupancies (SROs). DOB inspectors also issued violations for work without a permit for the installation of full-height partitions, and the installation of electrical, water, waste, and gas lines. Inspectors issued additional penalties for lack of required means of egress, and lack of a sprinkler system and fire alarm system that are required in SRO buildings.
- \$60,000 in penalties imposed on Francisco Jedrzejczyk for violations recorded at 455 Wales Ave. DOB inspectors issued violations for illegal conversions after observing the 2-family dwelling converted to a 5-family dwelling through the addition of Single Room Occupancies (SROs). DOB inspectors also issued violations for work without a permit for the installation of full-height partitions, and the unpermitted installation of electrical, water, waste, and gas lines.

Brooklyn

- \$12,500 in penalties imposed on Tin Chi Realty Corp for violations recorded at 999 3rd Avenue. DOB inspectors issued violations for work without a permit for an outdoor advertising sign. Violating signs pictured below.



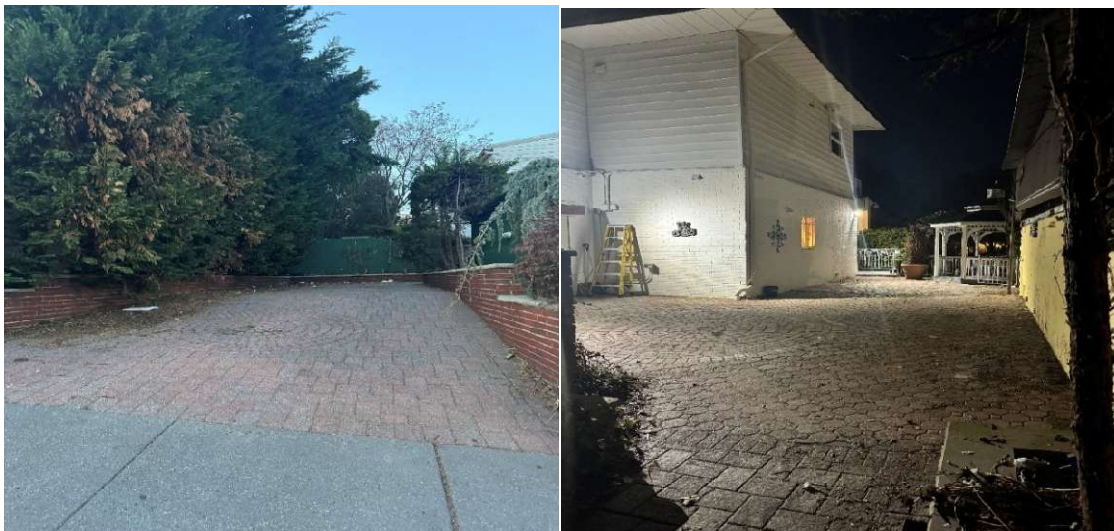
- \$10,000 in penalties imposed on Mega General Construction for violations recorded at 29 Willow Street. DOB inspectors issued violations for failure to

safeguard the work site after observing construction debris and brick debris in the backyard of adjacent properties.

- \$10,000 in penalties imposed on Yakov Eisenbach for violations recorded at 8712 Bay Parkway. DOB inspectors issued violations for failure to safeguard the property after observing multiple uncovered holes on floors, staircases without handrails, and construction debris causing a tripping hazards.
- DOB executed a padlock stipulation agreement with the owners of 16 Spencer Place to remove the commercial vehicle storage and contractor's yard from their property in an R6B residence district. Violating conditions pictured below.



- Following a summons and a padlock warning letter from DOB, the owners of 8220 12th Avenue discontinued the illegal commercial storage of restaurant equipment and furniture on their property located in an R3X residence district. Photos of corrected conditions are below.



- Following outreach and a padlock warning letter issued by DOB, the owners of 1515 Carroll Street removed commercial trucks and school buses parked in their vacant lot located in an R4 residence district. Corrected conditions below.



Manhattan

- \$25,000 in penalties imposed on Platinum Services N.Y. LLC for violations recorded at 90 John Street. DOB inspectors issued violations for failure to safeguard the public after observing that the sidewalk shed at the location was missing a parapet wall, which provides protection against construction debris falling onto the street.

Queens

- \$65,750 in penalties imposed on 42-13 Property LLC for violations recorded at 42-13 Bowne Street. DOB inspectors issued violations for illegal conversions after observing the legal 1-family dwelling converted to a 4-family through the addition of three Single Room Occupancies (SROs). Inspectors issued additional penalties for lack of required means of egress, and lack of a sprinkler system and fire alarm system that are required in SRO buildings.
- \$10,000 in penalties imposed on Hexagon Industries, Inc. for violations recorded at 30-01 Northern Blvd. DOB inspectors issued violations for failure to have a Construction Superintendent or competent person at the construction site during demolition work in progress.

- \$10,000 in penalties imposed on Bryant S. Park for violations recorded at 137-54 Kalmia Ave. DOB inspectors issued a violation for failure to follow an Emergency Order to install a construction fence following a fire at the property.
- DOB executed a padlock stipulation agreement with the owners of 25-66 Bessemond Avenue to remove dead storage of motor vehicles and to discontinue auto repair on their property located in an R1-2 residence district. Violating condition pictured below.



- Following a summons and a Partial Vacate Order issued by DOB, the owners of 114-74 178th Street discontinued the dead of storage of a motor vehicle on their property located in a R2 residence district. Below are pictures of the tow operation and corrected conditions.



Staten Island

- \$21,250 in mitigated penalties imposed on Lamar Advertising and Islamic Center of Staten Island for violations recorded at 2542 Arthur Kill Ave. DOB inspectors

issued violations to the sign company for work without a permit for an outdoor advertising sign, as well as for Zoning Resolution violations for a prohibited sign within 200 feet and in view of the West Shore Expressway, and for failing to register an outdoor advertising sign within 900 feet and in view of the West Shore Expressway. Inspectors also issued violations to the property owner for failure to comply with the Commissioner's order to obtain a permit for an outdoor advertising sign, for work without a permit for another sign, and for a prohibited outdoor advertising sign.

