

DOB ISSUES MONTHLY ENFORCEMENT BULLETIN

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

- 9 violations and \$105,000 in penalties issued for Failure to Safeguard construction sites at 9 locations.
- 27 violations and \$769,875 in penalties, including daily penalties, issued for illegal building alterations at 7 locations.

Below are individual enforcement highlights for May 2024:

Bronx

- \$51,250 in total violations issued to Jose Martinez for violations recorded at 2596 Briggs Avenue. DOB inspectors issued violations for illegal alterations after finding the legal two-family building converted to an illegal four-family with two apartments created in cellar and basement. Inspectors also issued violations for storage of combustible materials in boiler room.
- \$11,250 in total penalties issued to PHG Construction Corp for violations recorded at 2039 Westchester Avenue. DOB inspectors issued violations at the new building construction site after finding no toe boards and no overhead protection, as well as no documents on site, and workers without valid Site Safety Training (SST) cards.
- \$10,000 in total penalties issued to Quiles Wilson for violations recorded at 653 St. Lawrence Avenue. DOB inspectors issued violations after finding a new

tankless boiler installed in the cellar without a permit, as well as an untested plumbing system, and gas being supplied to the new boiler without DOB inspection.

- \$10,000 in penalties issued to SVC Inc. for violations recorded at 959 Anderson Ave. DOB inspectors issued violations after finding 2 plumbers and one stucco worker at the construction site who did not have Site Safety Training (SST) cards.

Brooklyn

- \$180,000 in penalties issued to John Karamouzou for violations recorded at 260 Himrod Street. DOB inspectors issued violations for illegal alterations at the legal six-family building that was illegally converted to a nine-family by creating 3 single residence occupancies (SROs) that were listed on Airbnb.
- \$20,000 in penalties issued to Euro Building Group Inc. for violations recorded at 1730 Bedford Ave. DOB inspectors issued violations for failure to safeguard sidewalk during excavation operations after the General Contractor did not notify DOB of the large crack on the sidewalk affecting the public right of way.
- \$10,000 in penalties issued to Penta Restoration Corp for violations recorded at 2602 Pitkin Avenue. DOB inspectors issued violations for the presence of a knuckle boom crane with outriggers on sidewalk with no design drawings, and for a crane operator working without a NCCCO license.
- \$10,000 in penalties issued to Ray Builders Inc. for violations recorded at 1352 36th Street. DOB inspectors issued violations for failure to safeguard at the active construction site after a worker was injured while removing 3 pieces of 8-foot planks by himself from the 5th floor to the 4th floor and slipped due to poor housekeeping.
- \$8,750 in penalties issued to 871 Development Inc. for violations recorded at 5915 10th Ave. DOB inspectors cited the building owner for 4 sign violations including lack of permit, lack of required sign hanger, missing URL decal, and failure to register as an Outdoor Advertising Company.



- \$2,500 in penalties issued to JSB Works Inc. for violations recorded at 244 Troutman Street. DOB inspectors issued violations to the General Contractor for not containing dust, debris and construction material in violation of the Tenant Protection Plan (TPP).
- A petition for padlock at 473 Ruby Street was filed at OATH Trials after inspectors observed commercial vehicle storage, dead storage of motor vehicles, and use as a contractor's yard in a residence zoning district.



- A petition for padlock of 444 Ruby Street was filed at OATH Trials after inspectors observed commercial vehicle storage, dead storage of motor vehicles, and use as a contractor's yard in a residence zoning district.



Manhattan

- \$12,500 in penalties issued to 224 Seventh Avenue Realty LLC for violations recorded at 205 West 23rd St. DOB inspectors issued violations after a 6' x 3' masonry brick at the location detached from the façade and was found bulging outward over the public sidewalk.
- \$10,000 in penalties issued to York Hill Housing LLC for violations recorded at 1532 York Avenue. DOB inspectors issued violations for lack of safety measures taken to protect the public following an unsafe notification on 9/19/2023.

Queens

- \$180,500 in total penalties issued to Fei Xu for violations recorded at 56-11 136th street. DOB inspectors issued violations for illegal alterations after the legal two-family was converted to an illegal 11-family with single room occupancies (SROs) in operation for transient use.
- \$36,000 in total penalties issued to Primrose Service Inc. for violations recorded at 48-04 Glenwood Street. DOB inspectors issued violations for lack of Site Safety Plan at the construction site; no load capacity for makeshift platform; work contrary to plans; inadequate housekeeping; no proof of training for scaffold workers; and an unlicensed electrical worker on site.
- \$20,000 in total penalties issued to 70 Street Realty for violations recorded at 746-07 70 Street. DOB inspectors issued violations for failure to safeguard after an illegal demolition of a two-story building with no construction fence or sidewalk shed in place.
- \$17,500 in total penalties issued to Yafe Meod Corp. for violations recorded at 147-27 Jewel Avenue. DOB inspectors issued violations for failure to safeguard and failure to notify DOB following an incident after an excavator hit a gas line during demolition. Inspectors determined that gas was not shut off prior to demolition and created potential for explosion.
- \$10,000 in penalties issued to Tony J Yee for violations recorded at 35-17 31st Avenue. DOB inspectors issued violations for façade renovations directly over a public sidewalk and the main entry to commercial building with no pedestrian protection provided.
- A petition for padlock at 31-23 97th Street was filed at OATH Trials after inspectors found auto repair and dead storage of motor vehicles at the premises which is located in a residence zoning district.



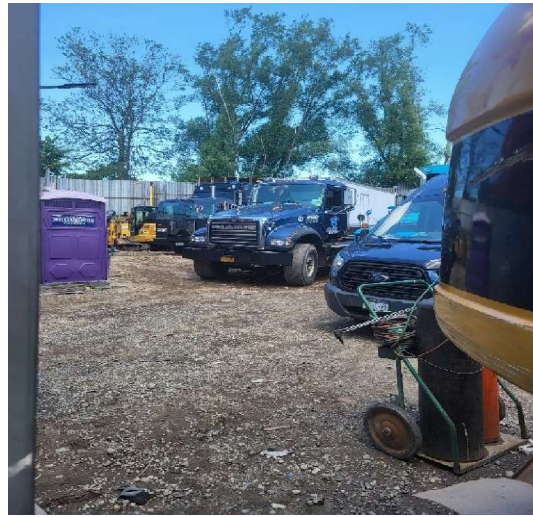
- A petition for padlock at 137-27 Sapphire Street was filed at OATH Trials after inspectors found commercial vehicle storage use and a contractor's yard use at the premises which is located in a residence zoning district.



- A petition for padlock at 78-01 149th Avenue was filed at OATH Trials after inspectors found dead storage of motor vehicles, junk salvage storage and commercial vehicle storage uses at the premises which is located in a residence zoning district.



- A petition for padlock at 132-11 76th Street was filed at OATH Trials after inspectors found a building materials and contractor's yard, and commercial vehicle storage at the premises which is located within a residence zoning district.



DOB issued a padlock closure order against 60-32 78th Avenue after finding continued illegal auto repair at the premises, located in a residence zoning district.



Construction and Design Professionals

- DOB's Special Enforcement Team (SET) audited 8 professionally certified applications submitted by Registered Architect Sean Arrasmith 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 failed to provide a required automatic sprinkler system; proposing plans that indicate obstructions to access of the fire-escape; and various other violations of code and rules, including the Zoning Resolution, Building Code, and Administrative Code. Based on the audits, SET filed a petition at OATH Trials. Prior to trial, SET offered a voluntary surrender of Professional Certification and Final Inspection privileges, which the Respondent signed.
- Master Electrician Leonid Simkin was disciplined for permitting non-employees to perform electrical work under permits he held. Pursuant to a stipulation, Respondent agreed to a 45-day suspension, payment of a \$15,000 fine, and one year of probation.
- Filing Representative Victor Clavell was issued a warning letter for submitting applications with inaccurate information and for unprofessional behavior while corresponding with the Department via email.