

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

- 5 violations and \$50,000 in penalties imposed for Failure to Safeguard construction sites at 5 locations.
- 2 violations and \$120,000 in penalties, including daily penalties, imposed for illegal building alterations at 1 location.
- 11 violations and \$84,875 in penalties, including daily penalties, imposed for illegal transient use at 2 locations.

Below are individual enforcement highlights for May 2025:

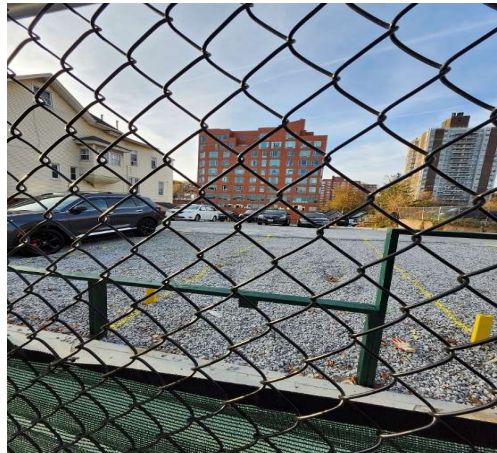
Construction and Design Professionals

- DOB’s Special Enforcement Team (SET) audited 10 professionally certified applications submitted by Registered Architect Vincente Varela 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 identify work subject to special inspections; proposing plans that indicate obstructions to the fire escape; failure to provide two exits from the cellar; 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 Architect agreed.

- DOB disciplined General Contractor Christopher Mesbah due to a high number of incidents at his worksites. Pursuant to a stipulation, the contractor agreed to a \$25,000 fine and two years of probation.
- DOB disciplined Master Electrician Latchman Rajkumar for allowing workers not on his payroll to perform electrical work, for sharing his DOB NOW credentials, and for having signage at his place of business that was not Code compliant. Pursuant to a stipulation, the electrician agreed to a \$10,000 fine, three years of probation, and to fix his signage within 60 days of the date of the stipulation

Bronx

- \$17,500 in penalties issued to On Star Management LLC for violations recorded at 138 Bruckner Boulevard. DOB inspectors issued violations for failure to safeguard after observations of cracks on exterior walls of adjacent building as well as in the first-floor lobby and on the wall in the cellar, causing an unsafe construction site.
- Following a padlock warning letter and several violations, the owners of 3117 and 3121 Kingsbridge Avenue signed a stipulation agreement with DOB to cease use of public parking in their vacant lot located in a residence district.



Brooklyn

- \$180,000 in penalties issued to Linden 88 Inc for violations recorded at 915 55th Street. DOB inspectors issued violations for illegal conversions after inspectors observed that the premises had been converted from a legal 10-family dwelling to a illegal 22-family dwelling by the addition of 12 single room occupancies (SROs).
- \$65,000 in penalties imposed on 724 Management, LLC for violations recorded at 4404 3rd Avenue. DOB inspectors issued Administrative Code violations for

display of an outdoor advertising sign without a permit, failure to use a licensed sign hanger, acting as an OAC without registration, failure to register an outdoor sign within 900 feet of an arterial (Gowanus Expressway) and failure to include the required UL classification.



- \$20,625 in penalties issued to GBI Contracting LLC for violations recorded at 422 East 31st Street. DOB inspectors issued violations for failure to safeguard the public and property after observing a trip hazard caused by misplaced bricks, and workers failing to provide site safety orientation logs. Other violating conditions included the installation of bricks without platform ties, missing toe boards from a supported scaffold which was not fully planked, concrete splatter on the adjacent property's solar panels, and a wooden 2 x 4 and plastic from the active construction site on an adjacent property.
- \$20,000 in penalties issued to Geometria NY Inc for violations recorded at 2939 Cropsey Avenue. The OATH Appeal Board overturned two dismissals of summonses after inspectors issued violations for a truck plugged into an outlet outside a diner and displayed advertising signage illegally.



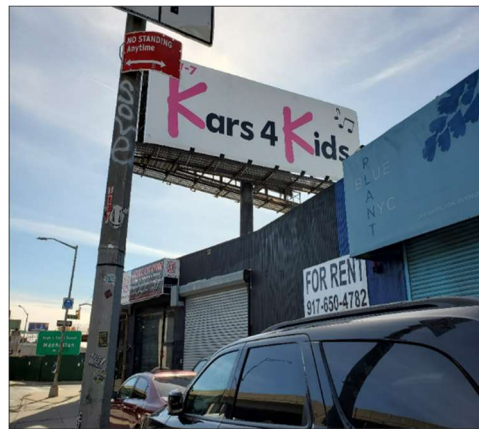
- \$10,000 in penalties issued to On Start Management LLC for violations recorded at 1889 Atlantic Avenue. DOB inspectors issued violations for unsafe crane

operations after inspectors observed a knuckle boom crane with outriggers on the sidewalk, with workers unable to provide engineer drawings demonstrating the outrigger placement and uncertified rigging crew members, creating an unsafe operation.

- \$10,000 in penalties issued to ACE Group NY Corp for violations recorded at 856 New Lots Avenue. DOB inspectors issued violations for failure to safeguard public and property after observing improper power lines in close proximity to the scaffold on the job site.
- \$6,250 in penalties imposed on HMMDD Corporation for violations recorded at 680 65th Street. DOB inspectors issued citations for the installation of two outdoor advertising signs without permits. Before and after photos are below.



- \$5,000 in penalties issued to 286 Hamilton Avenue Holding for violations recorded at 286 Hamilton Avenue. DOB inspectors issued citations for the installation of two "1 800 Kars 4 Kids" signs in violation of the height and surface limitations for outdoor illuminated signs.



- \$8,750 in penalties imposed on Sesame Flyers International for violations recorded at 3510 Church Avenue. DOB inspectors issued five violations including illegal covering of windows with an advertising sign, lack of a permit, failure to have a licensed sign hanger erect the sign and exceeding the surface area restrictions of the Zoning Resolution.



- Following a closure order, the owners of 333 Amber Street, Brooklyn removed contractor's equipment and commercial vehicles being stored on their property, discontinuing use of a contractor's yard and commercial vehicle storage located in a residence district. Before and after photos are below.



Manhattan

- \$50,000 in penalties issued to Michael Lanzetta for violations recorded at 4 W. 28th Street. DOB inspectors issued violations for Materially False Statements due to respondent filing certificates of correction for two different underlying summonses, leaving the building status not up to code.

Queens

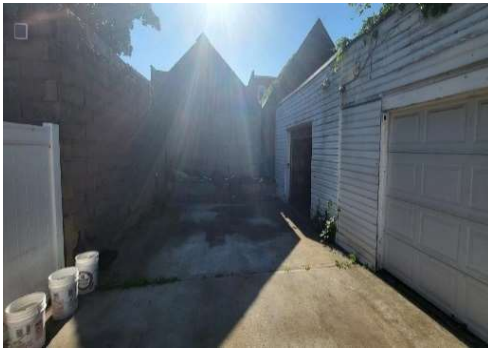
- \$126,250 in penalties issued to 81-34 170 LLC for violations recorded at 81-34 170th Street. DOB inspectors issued violations for illegal conversion after observing that a two-family dwelling was converted to a ten-family dwelling. It was also observed that the premise lacked the required numbers of means of egress, the automatic sprinklers as required by code, and a fire alarm system.
- \$10,000 in penalties issued to SB Renovation & Modeling for violations recorded at 90-39 83rd Avenue. DOB inspectors issued violations for failure to safeguard public and property due to a scaffold that was erected in proximity to electrical lines during an active boom operation, which posed an immediate electrocution hazard.
- Following a closure order, the owners of 305 Cross Bay Boulevard removed port-a-potties and commercial trucks that were stored for a portable toilet company, discontinuing use of a contractor's yard and commercial vehicle storage located in a residence district. Before and after photos are below.



- Following a closure order, the owners of 76-08 & 76-10 Blake Avenue removed their commercial tenant's building materials and vehicles from their property, discontinuing use of a contractor's yard and commercial vehicle storage located in a residence district. Before and after photos are below.



- Following a 2017 closure order for auto repair dead storage of vehicles and junk salvage storage in the rear driveway and garage of their home located in a residence district, the owners of 130-15 Sutter Avenue discontinued the illegal use and DOB rescinded the closure order.



- Following multiple violations and a padlock warning letter, the owners of 129-08 143rd Street agreed to permanently remove construction company trucks from the property's driveway and rear yard, located in a residence district. Before and after photos are below.



Staten Island

- \$10,000 in penalties issued to Gohar Construction Corp. for violations recorded at 788 Forest Avenue. DOB inspectors issued violations for failure to safeguard after observing portions of a construction fence missing at an active demolition site, leaving the job site unsafe for the public.