

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

- 8 violations and \$80,000 in penalties imposed for failure to safeguard construction sites at 8 locations.
- 9 violations and \$322,250 in penalties, including daily penalties, imposed for illegal building alterations at 2 locations.
- 2 violations and \$20,000 in penalties imposed for failure to perform duties of Construction Superintendent at 2 locations.

Below are individual enforcement highlights for May 2026:

Construction and Design Professionals

- DOB's Special Enforcement Team (SET) audited eleven professionally certified applications submitted by Registered Architect Roman Strazhko 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 indicate removal of a rear fire escape contrary to code; proposing plans that indicate enlargement of an already non-conforming use; proposing plans that indicate the swing of doors obstructing the access to the open passageway that leads to the street; 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 Registered Architect agreed to.

- Following audits in 2011 of six professionally certified applications submitted by Professional Engineer He Gin Lee 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 the Engineer agreed to. 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, the Engineer submitted TR-1: Technical Report Statement of Responsibility forms to certify performance and sign-off of forty-three (43) Directive 14 final inspections. SET filed a petition at OATH for false statements and before trial, Respondent signed a Stipulation of Settlement.
- DOB issued a warning letter to Class 1 Filing Representative Antonio Mendez to remind him that he cannot represent himself as an employee of the Department of Buildings.

Bronx

- \$308,750 in penalties imposed on Melida B. Rios for violations recorded at 640 Faile Street. DOB inspectors issued violations for illegal conversions after observing the legal 2-family dwelling converted to an illegal 7-family dwelling by adding Single Room Occupancies (SROs). Inspectors also issued violations for work without a permit for full height partitions and for the installation of waste, water, gas and electrical lines.
- \$23,750 in penalties imposed on Volvy's Management Corp. for violations recorded at 1010 Washington Ave. DOB inspectors issued violations for failure to safeguard the new building site after observing active interior and exterior work with no controlled access zone, no ramp for sidewalk, inadequate signage, tripping hazards present and unsafe public access to a 7-10 feet deep excavation. Inspectors also issued violations for missing guard rails and a missing construction fence, inadequate fire extinguishers, and for not having required documents on site.
- \$16,000 in penalties imposed on 415 Ventures LLC for violations recorded at 1097 Longwood Ave. DOB inspectors issued violations for illegal conversions after observing the legal 2-family dwelling converted to an illegal 4-family dwelling by subdividing two units.
- \$10,000 in penalties imposed on Kodra Construction Corp. for violations recorded at 208 East Mosholu Parkway. DOB inspectors issued violations for failure to safeguard the public during façade repairs after a pedestrian slipped on

debris and injured his knee. Inspectors noted that foam debris from the site was observed up to two blocks away.

Brooklyn

- \$18,750 in penalties imposed on Equity 555 Inc. for violations recorded at 109 Amersfort Place. DOB inspectors issued violations for demolition work without a permit and failure to safeguard the public, after observing multiple open entries following unpermitted demolition work. Inspectors also issued violations for failure to maintain the property after observing large piles of dried brush debris, creating a fire hazard for neighboring property.
- \$10,000 in penalties imposed on Abraham Hertz for violations recorded at 1929 81st Street. DOB inspectors issued violations for failure to safeguard after observing lack of protection for an adjacent property during an active stucco installation.
- DOB executed a stipulation agreement with the property owner of 166 Kings Highway to discontinue the illegal storage of school buses at their stalled construction site. Corrected conditions pictured below.



Manhattan

- \$12,500 in penalties imposed on PB Brown LLC for violations recorded at 615 W 46th Street. DOB inspectors issued violations for failure to safeguard the new building job site after observing that the job site access door was left open, and no watchperson was present.

- \$10,000 in penalties imposed on Quality Building Construction for violations recorded at 140 E 63rd Street. DOB inspectors issued violations for failure to safeguard the work site after an aluminum platform fell to the street and inspections revealed it was not secured during pipe scaffold installation.
- \$10,000 in penalties imposed on 235 GC LLC for violations recorded at 229 East 42nd Street. DOB inspectors issued violations for failure to safeguard after a metal panel fell from the 33rd floor of the property onto the street, and inspections revealed that debris was thrown from the roof without an enclosed shaftway.
- \$10,000 in penalties imposed on Pyramid Restoration NY LLC for violations recorded at 203 West 90th Street. DOB inspectors issued violations for failure to safeguard the work site after a sunbelt boom lift hit and damaged a window, and further investigation revealed adequate protection measures were not in place.
- \$5,000 in penalties imposed on Carnegie Park Condominium for violations recorded at 200 East 94th Street. DOB inspectors issued violations for work without a permit for multiple prohibited advertising signs, and for acting as an Outdoor Advertising Company without registration and for signs prohibited in the zoning district.



Queens

- \$45,000 in total penalties imposed on 71-02 Myrtle Ave LLC for violations recorded at 71-02 Myrtle Ave. DOB inspectors issued violations for work without a permit for installation of a large attorney advertising sign, as well as for failure to include the required UL decal, failure to engage a licensed sign hanger, and for the owner acting as an Outdoor Registration Company (OAC) without registration. Additionally, a Zoning Resolution violation was also charged as the sign is prohibited in the zoning district. Violating conditions are pictured below.



- A padlock closure petition was filed at OATH Trials, for 47-11 90th Street due to the owners' dead storage of motor vehicles and commercial vehicle storage in an R6B residence district. Violating conditions are pictured below.



- Following padlock warning letters, the property owners of 70-25 & 70-27 Queens Midtown Expressway discontinued the dead storage of motor vehicles on their

property located in an R4-1 residence district. Corrected conditions and newly installed construction fence are pictured below.



- DOB executed a stipulation agreement with the owners of 76-09A, 76-09B, & 76-09C Blake Avenue requiring removal of unauthorized contractor's yard activity and commercial vehicle storage from three city-owned lots after a neighboring property owner illegally fenced and occupied NYC DOT property. Violating conditions are pictured below.



- A 2022 closure order at 321 Bert Road for illegal motorcycle repair and junk storage was rescinded after the new owner removed the motorcycles and junk. Corrected conditions below.



- A 2024 closure order at 78-15 149th Ave for illegal use of a contractor's yard and commercial vehicle storage was rescinded after the contractor using the property vacated the premises. Corrected conditions are pictured below.



- Following a stipulation agreement to remove a tenant using their residential lot to repair commercial food trucks, the owner of 55-11 90th Street discontinued the illegal use by removing the food trucks and is in the process of cleaning out the lot. Improved conditions pictured below.

