

DOB ISSUES MONTHLY ENFORCEMENT BULLETIN

Report Highlights DOB Enforcement Outcomes from June 2023 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 June 2023, 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 June, including:

- 8 violations and \$80,000 in penalties issued for failure to safeguard construction sites on 7 separate occasions.
- 15 violations and \$220,000 in penalties, including daily penalties, issued for illegal building alterations at 2 locations.
- 1 violation and \$10,000 in penalties issued to 1 individual for failure to carry out duties of a construction superintendent.

Below are individual enforcement highlights for June 2023:

Bronx

- \$31,250 in penalties issued to Mosovic Realty Corp for violations recorded at 270 Longstreet Ave. DOB inspectors issued violations for having an unsafe façade report filing but no safety measures in place, including a lack of sidewalk shed.
- \$10,000 in penalties issued to Precision Builders USA for violations recorded at 1185 Washington Avenue. DOB inspectors issued violations for having no sidewalk shed in place at the new, 7-story building where work was ongoing on the 2nd and 3rd floors.

- \$7,500 in total penalties issued to Skyward Developers Inc. for violations recorded at 1546, 1548, and 1550 Jessup Ave. DOB inspectors issued violations for failure to safeguard the four-story buildings, where supported scaffolds have been erected that were not flush with buildings and had no guardrails.
- \$2,500 in penalties issued to Arcangelo Fiacco for violations recorded at 1927 Williamsbridge Road. DOB inspectors issued violations for failure to safeguard an excavation site after finding site unsecured, with no guardrails and uncapped rebar.
- \$2,500 in penalties issued to Vaya Restoratom for violations recorded at 1761 Walton Ave. DOB inspectors issued violations after observing workers on scaffold of the 14-story structure with unsafe lifelines (rope was damaged and frayed and touching sharp metal spikes).
- \$2,500 in penalties issued to Artimus Construction for violations recorded at 2455 3rd Avenue. DOB inspectors issued violations for conducting work not according plans, as well as outriggers installed not according to plans, no inspection reports, and missing tie down buckets and embed anchors at leading edge of work site.
- \$2,500 in penalties issued to Stateline Builders Inc for violations recorded at 3178A Villa Avenue. DOB inspectors issued violations after observing workers in elevator shaft using lifelines that were not protected from sharp edges and also tie ropes secured with black tape.

Brooklyn

- \$30,000 in total penalties issued to Redeemer Houses for violations recorded at 331 Alabama Ave, 580 Sutter Ave, and 585 Blake Ave. DOB inspectors issued violations to the three locations with unsafe façade filings for having no safety measures in place, including no sidewalk sheds in place.
- \$15,000 in total penalties issued to Best Fitouts LLC for violations recorded at 441 Willoughby Ave. DOB inspectors issued violations for the failure to follow demolition steps, as well as having no plans on site, performing a mechanical demolition without a permit, destruction of a sprinkler system, and inadequate housekeeping.
- \$15,000 in total penalties issued to 2186 Atlantic for violations recorded at 2186 Atlantic Ave. DOB inspectors issued violations after a worker fall from a roof that had an inadequate fence, leading to the worker's death.
- \$11,500 in total penalties issued to Statewide Demolition Corp for violations recorded at 89 Malcolm X Blvd. DOB inspectors issued violations for lack of competent person with 62-hour SST card, as well as demolition underway that was not according to plans, and workers tossing debris off leading edge of 2nd floor with no fall protection in place.
- \$8,750 in total penalties issued to Chael Construction Inc. for violations recorded at 2105 82nd Street. DOB inspectors issued violations at the work site in

excavation stage for failure to notify of earthwork, failure to hold pre-shift safety meeting, and for having inadequate overhead protection for workers.

- \$8,750 in total penalties issued Adnan S. Seleman for violations recorded at 48 Kermit Place. DOB inspectors issued violations for illegal occupancy after observing the cellar at the 2-family home being used for transient use and without fire alarm, sprinkler, or required exits.
- \$6,250 in penalties issued to OTA Quincy LLC for violations recorded at 257 Quincy Street. DOB inspectors issued violations for failure to maintain the buildings after a water leak led to a ceiling collapse that sent tenant to hospital.
- \$6,250 in penalties issued to Siren Realty LLC for violations recorded at 51 Irving Place. DOB inspectors issued violations for failure to maintain building after observing façade in disrepair with fallen bricks and a vertical crack at two exposures.
- \$6,250 in penalties issued 1912 61 St Holdings LLC for violations recorded at 1912 61 Street. DOB inspectors issued violations for work being done without a permit which was observed on two visits.
- \$2,500 in penalties issued to DHC Contracting Inc. for violations recorded at 217 9th Street. DOB inspectors issued violations after observing an unbraced CMU wall that exceeded eight feet.

Manhattan

- \$47,250 in total penalties issued to Ninety Five Wall Street LLC for violations recorded at 95 Wall Street. DOB inspectors issued violations for illegal transient use after observing an apartment occupied by 6 guests for fewer than 30 days and without a fire alarm system.
- \$37,500 in total penalties issued to River Arts Cooperative for violations recorded at 159-00 Riverside Drive. DOB inspectors issued violations to the building owner for having an unsafe façade filing and observing no safety measures in place.
- \$12,500 in total penalties issued to Stelios Banagos for violations recorded at 695 Lexington Avenue. DOB inspectors issued violations for having a scaffold on the roof contrary to plans, as well an insufficiently planked scaffold, outriggers of different length, and failure to make pre- or post-inspection reports available.
- \$11,250 in total violations issued to Shing Lin Corp for violations recorded at 153 West 36th Street. DOB inspectors issued violations for illegal occupancy after observing a spa operating without a licensed person, as well as locked egress and lack of exit sign.
- \$10,800 in total penalties issued to Bull's Eye Contraction Inc. for violations recorded at 11 East Broadway. DOB inspectors issued violations for the sidewalk shed not extended as per requirements at the 15-story building.
- \$5,000 in penalties issued to 80th Realty LLC for violations recorded at 1520 York Avenue. DOB inspectors issued violations to the owners of the privately owned public space (POPS) for disallowing access to the public, and for use by a nurse school without City Planning Commission permit.

- \$5,000 in penalties issued to WWP Holding LLC for violations recorded at 825 8th Avenue. DOB inspectors issued violation to the owners of the privately owned public space (POPS) for having 45 tables and 180 chairs in the space without proper certification.
- \$5,000 in penalties imposed on UWS Property Owner LLC for violations recorded at 2505 Broadway. Inspectors issued two violations for failure to have a licensed sign hanger attach a wall sign, and for having an outdoor sign in front of windows that was not backed by a wall sign structure.



- \$2,500 in penalties imposed on 958 Sixth Avenue Owner LLC for violations recorded at 958 6th Avenue. DOB inspectors issued a violation for having an outdoor sign with excessive surface area.



Queens

- \$165,000 in total violations issued to Lin Bi Rong for violations recorded at 42-68 79th Street. DOB inspectors issued violations after finding the legal, two-family home illegally altered to create 11 Single Room Occupancies (SROs)
- \$128,000 in total penalties issued to Zahir Chowdhury for violations recorded at 22-11 98 Street. DOB inspectors issued violations after finding the legal, two-family home illegally altered to create eight Single Room Occupancies.
- \$20,000 in total penalties issued to Edin Management for violations recorded at 20-08 Steinway St. DOB inspectors issued violations for failure to safeguard construction site after observing debris falling on vehicles at an adjacent site, as well as failure to have pre-shift logs, failure to notify DOB of adjacent property damage, no fall protection at open floors, unsafe storage of flammable liquids, and improper concrete washout which was found draining into public sewer.
- \$17,500 in total penalties issued to Symmetrical Construction Corp. for violations recorded at 40-30 235th Steet. DOB inspectors issued violations after a supported scaffold collapsed onto sidewalk and inspectors determined the

sidewalk shed was not built properly, with inadequate baseplates and planks that were not tied down. Additionally, inspectors issued violations for debris in rear yard, and for failure to have plans for interior and exterior work on the site.

- \$17,500 in penalties imposed on Spoilers & Sundries Promotions, Inc., for violations recorded at 153-82 South Conduit Avenue. DOB inspectors issued six violations to the company for displaying a double monopole outdoor for sale signs for more than 12 months, without the required decal, and failing to have a licensed sign hanger attach or erect the signs. Inspectors issued two additional violations for failure to comply with Commissioner's Order.



- \$10,000 in penalties issued to Starr Industries LLC for violations recorded at 126-06 82nd Avenue. DOB inspectors issued violations for failure to maintain safety measures after observing no netting in place at 10-story building under construction, and a worker who dropped cross braces that injured two other workers below.
- \$5,000 in penalties issued to Pan Link Construction Inc. for violations recorded at 2204-03 43 Avenue. DOB inspectors issued violations after observing five workers on the structure's roof that had no guardrails and wearing harnesses that were not tied off.

Construction and Design Professionals

- Subsequent to the voluntary surrender of Professional Certification and Directive 14 privileges by Professional Engineer Samir Abdalla, DOB's Special Enforcement Team (SET) found that the engineer submitted sixteen Directive 14/final inspection sign-offs while these privileges were surrendered, contrary to the 2020 agreement. Based on the findings, SET filed a Petition at OATH and offered a one-year voluntary surrender of all Department filing privileges as well

as the permanent voluntary surrender of Professional Certification and Directive 14 privileges, which the Professional Engineer signed.

- Construction Superintendent Garrick K. Wan was disciplined for failing to discharge the duties of a construction superintendent by failing to go to worksites on which he was designated as the construction superintendent and for having pre-signed pages in a logbook. The superintendent agreed to a 60-day suspension, effective immediately, and also agreed to a \$8,000 fine and two-year period of probation following the suspension.
- Master Electrician Roy Chen was issued a warning letter after an unprofessional interaction with a DOB inspector. The licensee was reminded to abide by the requirements of the Industry Code of Conduct and to engage in professional conduct when interacting with the Department.
- General Contractor Joel Weiss was issued a warning letter after allegedly having an unprofessional interaction with a DOB inspector. The licensee was reminded to abide by the requirements of the Industry Code of Conduct and to engage in professional conduct when interacting with the Department.
- Master Electrician Senad Mehovic was issued a warning letter after someone on his behalf allegedly had an unprofessional interaction with a DOB inspector. The licensee was reminded to abide by the Industry Code of Conduct's requirements and to engage in professional conduct when interacting with the Department.