

DOB ISSUES MONTHLY ENFORCEMENT BULLETIN

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

- 10 violations and \$145,000 in penalties imposed for Failure to Safeguard construction sites at 10 locations.
- 11 violations and \$330,000 in penalties, including daily penalties, imposed for illegal building alterations at 2 locations.

Below are individual enforcement highlights for June 2025:

Construction and Design Professionals

- DOB's Special Enforcement Team (SET) audited twelve professionally certified applications submitted by Professional Engineer James Chun 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; failure to identify construction material of proposed structures; failure to provide two exits from the cellar; proposing plans that fail to enclose interior stair at the cellar level; 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 Engineer agreed to.

- SET audited seven professionally certified applications submitted by Professional Engineer Craig Puerta 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 provide smoke and carbon monoxide alarms or detectors as per code; proposing plans that indicate obstructions to the fire escape; failure to provide self-closing doors to stair; 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 Puerta signed. SET provided Respondent with a wind down period to close out open jobs and audits, which concluded on June 23, 2025.
- SET audited thirteen professionally certified applications submitted by Registered Architect Leslie Good 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 indicate gas-fired appliances are located in and enclosure according to code; proposing plans that indicate obstructions that are not permitted in the rear yard; proposing plans that do not indicate discharge of products of combustion of fuel-gas burning appliances to outdoors; 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 to.
- Following Special Enforcement Team (SET) audits of six professionally certified applications submitted by Professional Engineer Jay Kavi 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 signed on February 28, 2022. Subsequently, the Engineer was subject to an internal audit of applicants who had surrendered Directive 14 final inspection privileges, and SET discovered that while his privileges were surrendered, Kavi submitted TR-1: Technical Report Statement of Responsibility forms to certify performance and sign-off of forty Directive 14 final inspections. SET filed a petition at OATH for false statements and before trial, Kavi signed a Stipulation of Settlement which took effect on June 2, 2025, and includes a two-year voluntary surrender of all filing privileges as well as the permanent voluntary surrender of Professional Certification and Directive 14/Final Inspection privileges.
- Following Special Enforcement Team (SET) audits of eight professionally certified applications submitted by Registered Architect Anthony Villano 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 Villano signed on April 20, 2016. Subsequently, Villano was subject to an internal audit of applicants who had surrendered Directive 14 final inspection

privileges, and SET discovered that while his privileges were surrendered, the Architect submitted TR-1: Technical Report Statement of Responsibility forms to certify performance and sign-off of fifty-seven Directive 14 final inspections. SET filed a petition at OATH for false statements and before trial, Villano signed a Stipulation of Settlement which took effect on June 11, 2025, and includes a two-year voluntary surrender of all filing privileges as well as the permanent voluntary surrender of Professional Certification and Directive 14/Final Inspection privileges.

- Following Special Enforcement Team (SET) audits of five (5) professionally certified applications submitted by Professional Engineer Aldo Bravo 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 Respondent signed on April 13, 2021. Subsequently, Respondent was subject to an internal SET audit of applicants who had surrendered Directive 14 final inspection privileges. 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 thirty-seven (37) Directive 14 final inspections. SET filed a petition at OATH for false statements and before trial, Respondent signed a Stipulation of Settlement. The Stipulation, which took effect on June 14, 2025, includes a two (2) year voluntary surrender of all filing privileges as well as the permanent voluntary surrender of Professional Certification and Directive 14/Final Inspection privileges
- Concrete Safety Manager Wan Saunders was disciplined for submitting Experience Verification Forms he had signed himself. Pursuant to a stipulation, Saunders agreed to a two month suspension, followed by two years of probation, and a \$2,500 fine.
- SET issued an OATH Hearings Summons to Registered Architect John Kinnear for a false statement after the Architect knowingly or negligently made a material false statement to DOB that indicated the subject premises provided parking as an accessory to the community facility, when the public parking lot at the premises was not accessory parking for a community facility.

Bronx

- Following a violation and padlock warning letter, the property owner of 3117 & 3221 Kingsbridge Avenue signed a stipulation agreement to shut down the prohibited parking lot on the premises in a residence district and removed all customer vehicles. Corrected conditions below.



Brooklyn

- \$240,000 in penalties issued to 443 Graham Avenue, LP for violations recorded at 443 Graham Avenue. DOB inspectors issued violations for illegal conversions after inspectors observed the addition of four single room occupancies (SROs) to the class “A” multiple dwelling.
- \$25,000 in penalties issued to JAB Industries Inc. for violations recorded at 1388 Bushwick Avenue. DOB inspectors issued violations for failure to safeguard the public and property after observing that the structural stability of the adjacent property was compromised when shoring was removed without adequate protection during excavation work on the premises.
- \$25,000 in penalties issued to Yarks NYC Inc. for violations recorded at 630 Union Street. DOB inspectors issued violations for failure to safeguard public and property after observing that 5 parapet panels had collapsed onto the pedestrian sidewalk from a sidewalk shed, posing a risk to pedestrians.
- \$12,500 in penalties issued to Reliable Developers LLC for violations recorded at 2700 Atlantic Avenue. DOB inspectors issued violations for failure to safeguard public and property after observing that the guardrail system on the 1st floor was missing toe boards and the area was open to the basement which created an unsafe condition at the basement level. It was also observed that the premises was an inactive jobsite greater than 75 feet with the standpipe system not painted red, impeding potential firefighting operations.
- \$12,500 in penalties imposed on Tin Chi Realty Corp for violations recorded at 999 3rd Avenue. DOB inspectors issued citations for the installation of eight business accessory signs that were installed without permits.



- \$10,000 in penalties issued to Yan Yi Liang for violations recorded at 1157 Bay Ridge Avenue. DOB inspectors issued violations for failure to safeguard public and property after observing no presence of fire stopping and fire guard on construction area in a building with an occupied dwelling unit.
- \$10,000 in penalties issued to Erind Gazheli for violations recorded at 506 51st Street. DOB inspectors issued violations for failure to safeguard public and property after observing that the fire escape openings near a sidewalk shed were obstructed by wood boards, blocking the fire escape ladder from being dropped down, which posed a hazardous condition.
- \$10,000 in penalties issued to Nehal Contracting Inc. for violations recorded at 418 Monroe Street. DOB inspectors issued violations for failure to safeguard public and property after inspectors observed that workers were setting footings in two 15 feet deep trenches without adequate guardrails and with inadequate egress, with ladder improperly secured.
- \$10,000 in penalties issued to MOD Consultants LLC for violations recorded at 1064 East 19th Street. DOB inspectors issued violations for failure to safeguard public and property after observing that workers were working without fall protection or guardrails which could have resulted in an 11-foot fall to the deck below if an incident occurred.
- \$3,125 in penalties imposed on J and Z Rental LLC Owner for violations recorded at 4314 3rd Avenue. DOB inspectors issued three summonses for the installation of an advertising sign without a permit and within view of an arterial highway. Before and after photos are below.



- Following a padlock warning letter and several DOB-issued violations, the property owners of 1623 Avenue P agreed to shut down the commercial parking lot on the premises located in a residence district, and removed all vehicles. Before and after pictures below.



- Following a padlock warning letter and several violations, the owners of 334 Sapphire Street, 116 78th Street, 112 78th Street ,and 110 78th Street signed a stipulation agreement to remove all dumpster containers on the premises located in a residence district. Before and after photos are below.

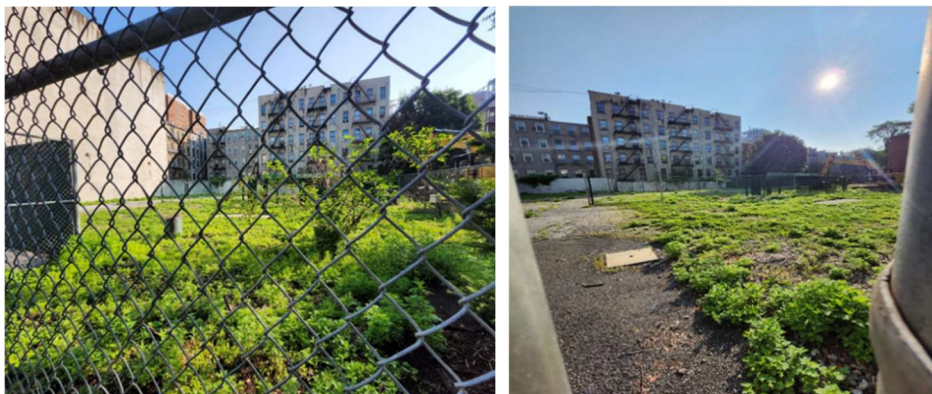


Manhattan

- \$10,000 in penalties issued to Cubic Construction Corp for violations recorded at 7 East 81st Street. DOB inspectors issued violations for failure to safeguard public and property due to lack of roof protection being provided to the adjacent property after plywood damaged the glass ceiling belonging to the adjacent property.
- \$10,000 in penalties issued to NY Quality Construction for violations recorded at 416 East 78th Street. DOB inspectors issued violations for failure to safeguard public and property after observing the plywood construction fence blocking the drop-down ladder for the fire escape.
- \$2,500 in penalties imposed on 640 5th Avenue Owner LLC for violations recorded at 640 5th Avenue. DOB inspectors issued citations for the installation of two large accessory business signs as both were installed without permits and exceeded the maximum surface area allowances within the Fifth Avenue special subdistrict.

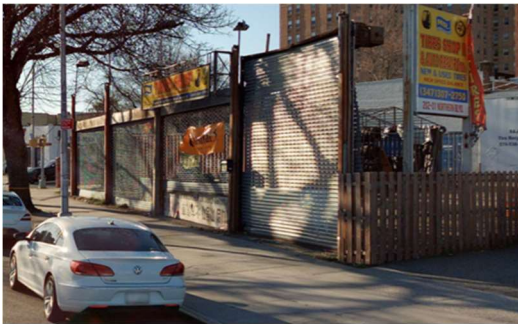


- Following a padlock warning letter and several closure orders, the property owner of 157 through 175 East 108th Street has removed all vehicles and junk from nine vacant lots located in a residence district.



Queens

- \$90,000 in penalties issued to Hui Li for violations recorded at 37-38 102 Street. DOB inspectors issued violations for illegal conversions after inspectors observed multiple Single Room Occupancies (SROS) that had been illegally constructed at the premises. Inspectors also issued violations for occupancy contrary to the Certificate of Occupancy due to apartments created at the cellar level, and violations for work without a permit due to full height partitions constructed in cellar, as well as unpermitted plumbing and electrical work.
- \$1,250 in penalties imposed on NWRE 202 Corp Owner for violations recorded at 202-01 Northern Boulevard. DOB inspectors issued a citation for the display of an outdoor sign without a permit.



- Following a padlock warning letter, the owner of 66-26 & 66-28 53rd Road received an OATH Closure Petition due to commercial food trucks stored in the front yard of the 1-family house located in a residence district



- The owners of 220-10 147th Avenue agreed to close their illegal airport parking lot, which had contained upwards of 190 vehicles, after a closure order was executed due to the commercial parking lot being in a residence district,. Before and after photos are below.

