

DOB ISSUES MONTHLY ENFORCEMENT BULLETIN

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

- 8 violations and \$80,000 in penalties imposed for failure to safeguard construction sites at 8 locations.
- 4 violations and \$56,750 in penalties, including daily penalties, imposed for illegal transient use 1 location.

Below are individual enforcement highlights for June 2026:

Construction and Design Professionals

- DOB's Special Enforcement Team (SET) audited 14 professionally certified applications submitted by Registered Architect Haym Gross 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 fail to include sections and details necessary for the contractor to properly repair the building; failing to accurately convey site conditions and provide reasonable solutions to the hazards present; proposing plans that indicate a curb cut that does not serve as a legal parking space; 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 failed audits of four professionally certified applications submitted by Registered Architect and 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 agreed to in 2016. The Architect was subject to an internal SET audit of applicants who had surrendered Directive 14 final inspection privileges and had not been reinstated by the Commissioner, 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 44 Directive 14 final inspections. SET filed a petition at OATH for false statements and before trial, and the Architect signed a Stipulation of Settlement that took effect in June.
- SET audited nine professionally certified applications submitted by Professional Engineer Kartik Chanda 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; failing to provide required special inspection and progress inspection reports; failing to demonstrate accessibility features and construction in compliance with code; failing to provide the bathroom with artificial lighting; 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 Professional Engineer signed.
- DOB's Licensee Disciplinary Unit issued a warning letter to Class 2 Filing Representative Vanessa Sammy to remind her of the requirement in the Industry Code of Conduct that all interactions with Department staff be professional.

Bronx

- \$10,000 in penalties imposed on Farkh Raja for violations recorded at 855 East 233 Street. DOB inspectors issued violations for failure to safeguard after observing roof work being performed without guardrails to protect workers and tenants.

Brooklyn

- \$56,750 in penalties imposed on 143 Montague LLC for violations recorded at 143 Montague Street. DOB inspectors issued violations for illegal conversions after finding the 3rd floor of the multiple dwelling being used transiently contrary to Department records. Inspectors also issued violations for lack of required means of egress, lack of required automatic sprinklers, and lack of automatic fire alarm system required for transient use dwellings.

- \$10,000 in penalties imposed on 25 Bonim LLC for violations recorded at 2322 Plumb St. DOB inspectors issued violations for failure to safeguard during construction activities after workers broke through a second-floor party wall, and illegally stored materials on property without the required construction fence.
- \$10,000 in penalties imposed on 934 44 St Condominium for violations recorded at 934 44th Street. DOB inspectors issued violations for failure to safeguard the property after roof stripping operations using scissor lifts were observed with no public protection measures in place.
- \$10,000 in penalties imposed on Mabe Group Inc. for violations recorded at 628 East 31st Street. DOB inspectors issued violations at the new building site for lack of protection measures, including inadequate guardrails, missing netting, and an uncovered floor opening.
- \$10,000 in penalties imposed on Eric Dahl for violations recorded at 528 Meserole Street. DOB inspectors issued violations for deficient design flaws submitted to DOB for the construction of an open-air music venue.
- \$5,000 in penalties imposed on Frank Frontera for violations recorded at 5602 3rd Ave. DOB inspectors issued violations for having an outdoor advertising sign without a permit, failure to engage a licensed sign hanger, engaging in the outdoor advertising business without registration, and for having a sign prohibited in a C1-3 zoning district. Violating conditions pictured below.



- \$2,110 in penalties imposed on ASAF Family Associates for violations recorded at 5122 13th Ave. DOB inspectors issued violations for a prohibited outdoor advertising sign in a C1-3 Zoning District, and work without a sign installation permit. Violating conditions pictured below.



- \$2,500 in penalties imposed on GAP Realty LLC for violations recorded at 4502 3rd Ave. DOB inspectors issued violations for displaying an outdoor advertising sign located within 200 feet and in view of the Gowanus Expressway, an arterial highway, in violation of the administrative code. Violating conditions pictured below.



- Following OATH/ECB summonses and direct outreach from DOB's padlock unit, the property owner of 472 & 478 Emerald Street discontinued the dead storage of motor vehicles, junk salvage storage, and use of a contractor's yard on their residential lot in an R4 residence district. Corrected conditions pictured below.



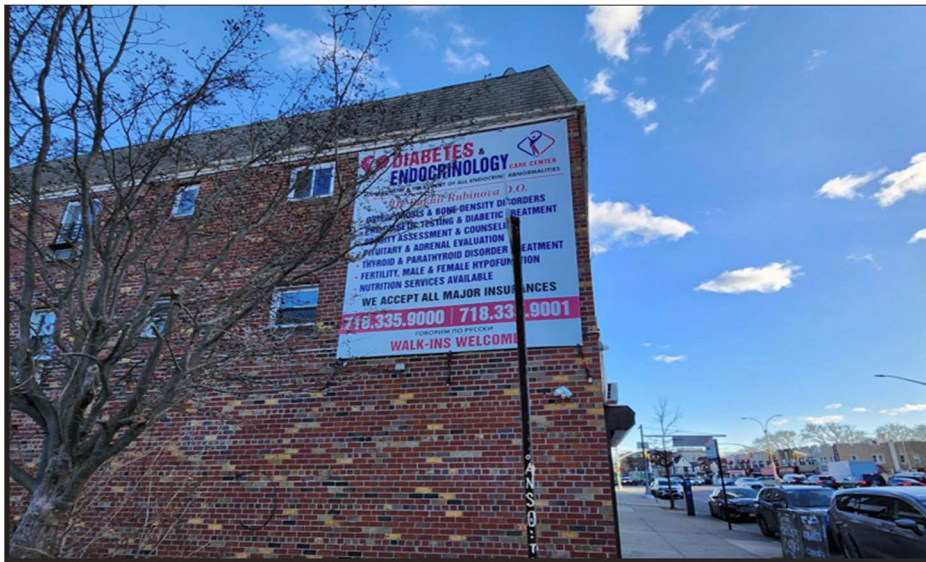
Manhattan

- \$10,000 in penalties imposed on Pavarini McGovern LLC for violations recorded at 655 5th Ave. DOB inspectors for failure to safeguard the work site after a metal bracket fell from the 23rd floor and damaged a car on the street, and inspectors observed there was no working platform provided to workers.
- The owner of 703 Greenwich Ave discontinued the illegal use of a contractor's yard and junk storage in an R6 residence district. The illegal use was discontinued following multiple OATH/ECB summonses and direct outreach from DOB's padlock unit. Corrected conditions pictured below.



Queens

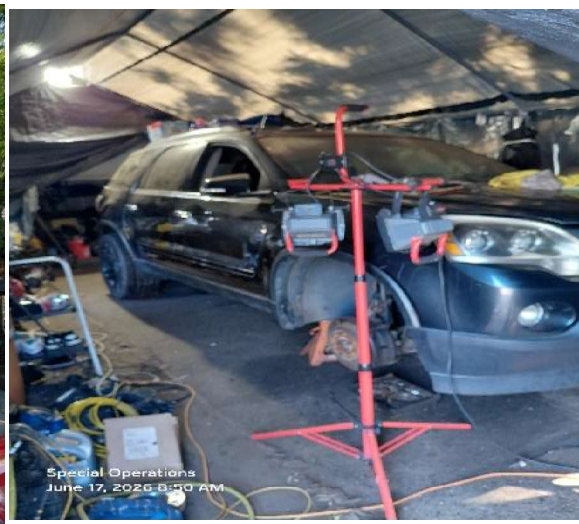
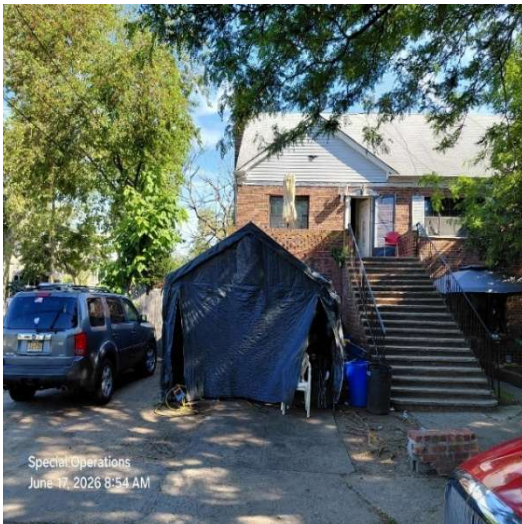
- \$10,000 in penalties imposed on Rekha Begum for violations recorded at 25-50 82nd Street. DOB inspectors issued violations for failure to maintain the building after observing construction materials scattered on sidewalk that were creating a tripping hazard for pedestrians.
- \$10,000 in penalties imposed on Stelios Banagos for violations recorded at 62-27 108th Street. DOB inspectors issued violations for failure to safeguard during suspended scaffold operations after observed unsecured safety netting, and construction materials scattered throughout the work site.
- \$2,500 in penalties imposed on Woodhaven Properties Holding LLC for violations recorded at 62-71 Woodhaven Blvd. DOB inspectors issued violations for a large business accessory sign installed without a permit in violation of the administrative code, and for exceeding both height and size limitations in the Zoning Resolution. Violating conditions pictured below.



- A padlock closure petition was filed at OATH trials for a vacant lot at 133-24 Amber Street being used by the owners for a contractor's yard and for dead storage of motor vehicles and storage of commercial shipping containers, despite being located in an R4 residence district. Conditions pictured below.



- DOB executed a padlock closure order at 25-66 Bessemond Ave following the owner's violation of a stipulation agreement to cease auto repair and dead storage of motor vehicles on their property located in an R1-2 district. Violating conditions pictured below.



- The illegal use of a contractor's yard and commercial truck storage was discontinued at 37-56 75th Street. After it was confirmed that the rear yard of this vacant 1-family house had been used by trespassers to store construction machines and commercial trucks, a joint operation was organized by DOB, NYPD Community Link, and a private tow vendor to remove all the trespass vehicles from the property. Additionally, an emergency order was issued to erect a fence to keep the persistent trespassers out. Tow operations and corrected conditions pictured below.



- Following a closure order executed in 2025 at 132-11 76th Street for a contractor's yard and commercial vehicle storage in an R4 residence district, the property owner removed the large construction machines and commercial dumpster trucks previously on the property. Photos of the improved conditions below.



Staten Island

- Following a closure order executed in 2024 at 964 Richmond Ave for use of a contractor's yard and for commercial vehicle storage in an R3-2/C1-2 district, the property owner has removed the construction machines, equipment and vehicles, and a recission of the order is in process. Corrected conditions are pictured below.



- Following OATH/ECB summonses and direct DOB outreach, the owners of 209 Park Avenue discontinued the illegal use of their residential lot for commercial vehicle storage and for use as a contractor's lot. Improved conditions pictured below.



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