

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

- 8 violations and \$95,000 in penalties imposed for failure to safeguard construction sites at 8 locations.
- 9 violations and \$295,000 in penalties, including daily penalties, imposed for illegal building alterations at 2 locations.
- 1 violation and \$10,000 in penalties imposed for failure to perform duties of a Construction Superintendent at 1 location.

Below are individual enforcement highlights for July 2025:

Construction and Design Professionals

- DOB’s Special Enforcement Team (SET) audited fourteen professionally certified applications submitted by Professional Engineer Michelle Contri 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 enclose cellar stairs; proposing plans without required zoning analysis; proposing plans that fail to comply with accessibility requirements throughout the 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 Engineer agreed to.

- General Contractor Jin L. Lin was disciplined for performing mechanical demolition without prior approval; for performing demolition which did not conform to approved construction documents; for sharing his DOB NOW credentials; and for failing to fully cooperate with the Department. Pursuant to a stipulation, the Contractor agreed to surrender his license following a 90-day wind-down.

Brooklyn

- \$246,250 in penalties issued to 209 West End Holdings LLC for violations recorded at 286 West End Avenue. DOB inspectors issued violations for illegal conversions after finding numerous Single Room Occupancies (SROs) that had been constructed on the property. Inspectors also issued violations for inadequate fire safety measures that are required for buildings with SRO units.
- \$20,000 in penalties issued to Avante Contracting Corp. for violations recorded at 135 Menahan Street. Inspectors issued violations for failure to safeguard after observed inadequate roof protection that caused water damage to the adjacent building's interior ceiling in the kitchen on the 1st and 2nd floors, and violations for work contrary to approved Site Safety Plan due to lack of overhead protection for adjoining properties' back yard and missing guard rails on the roof.
- \$20,000 in penalties issued to Genesis NYC Construction for violations issued at 2348 61st Street. DOB inspectors issued violations for failure to safeguard after inspectors observed lack of a construction fence fully enclosing site during demolition operations. Inspectors were also shown inadequate plans that did not reflect the plans that had been approved by DOB, and observed lack of guardrails on the cellar stairs and around holes on the 2nd story, creating fall hazards.
- A closure petition was filed at 120–122 Sapphire Street for use as an illegal contractor's yard and for junk salvage storage in an R4 residential district, with an OATH trial return date of October 1, 2025.



- A closure order was executed at 133-40 & 133-46 Emerald Street, 133-47 & 133-39 Ruby Street for dead storage of motor vehicles, commercial truck storage, and use of a contractor's yard in an R4 residence district. The property owner signed a stipulation agreement but failed to remove the illegal conditions by the compliance date.



- The property owner of 166 Kings Highway signed a stipulation agreeing to remove school buses stored inside a stalled construction site in an R6B/C2-3 district.



- Illegal use was discontinued at 1552–1554 Dumont Avenue where multiple agencies cleared derelict RVs, trucks, shipping containers, propane tanks, and trespassers from two lots, and DOB issued an emergency order for a chain-link fence to be erected around the property.



- The property owner of 1556, 1558, & 1560 Pacific Street signed a stipulation agreement to remove the commercial truck storage at their vacant lots located in an R6 residence district. After a closure petition was filed the property/business owner signed an agreement to remove the commercial trucks by November 30, 2025.



- The property owner of 66-26 and 66-28 53rd Road signed a stipulation agreement to remove commercial vehicle storage in the front yard of their home in an R4-1 district.



Manhattan

- \$10,000 in penalties issued to Trident General Contracting LLC for violations recorded at 125 West 57th Street. DOB inspectors issued violations for failure to safeguard after a piece of rebar that was being hoisted by a tower crane struck and broke a window of an adjacent building.
- \$10,000 in penalties issued to U.S. Crane & Rigging LLC for violations recorded at 100 West 37th Street. DOB inspectors issued violations for failure to safeguard after a tower crane that was not properly maintained caused the drain valve to break, spilling 250 gallons of fuel into the public street.
- \$10,000 in penalties issued to Demari Services Inc. for violations recorded at 630 Park Avenue. DOB inspectors issued violations for failure to safeguard after the

contractor failed to secure the bicycle/wheel of the supported scaffold during dismantling operations, resulting in damage to a vehicle.

- \$10,000 in penalties issued to Pavarini McGovern LLC for violations recorded at 46 Claremont Ave. DOB inspectors issued violations for failure to safeguard after a worker performing hot work in the boiler room on the 14th floor without necessary safety measures, resulting in a fire.
- \$1,875 in penalties imposed on Uniqlo USA LLC for violations recorded at 666 5th Ave. DOB inspectors issued violations for two LED illuminated video displays featuring signage for Coca-Cola and Keith Haring products despite neither display sign had a permit as required by the administrative code and both being prohibited by the Zoning Resolution.



Queens

- \$50,000 in penalties issued to Youngdong Liu for violations recorded at 53-01 Haspel Street. DOB inspectors issued violations for illegal conversions after finding the two-family dwelling converted to a four-family through the addition of two Single Room Occupancy (SRO) units. Inspectors also issued violations for work without a permit for the full height partitions installed to create the SROs.
- \$10,000 in penalties issued to Yafe Meod Corp for violations recorded at 144-19 106th Ave. DOB inspectors issued violations for failure to safeguard after observing demolition foundation operations underway without barriers or other safety measures in place, and damage to the neighboring building caused by the operation.

- \$1,870 in penalties imposed on LIC APTS LLC for violations recorded at 49-02 21st Street. DOB inspectors issued violations for a prohibited advertising sign in a mixed-use district in violation of the Zoning Resolution, and for lack of a permit and licensed sign hanger.



- \$620 in penalties imposed on EPT Realty LLC for violations recorded at 68-01 Queens Blvd. DOB inspectors issued violations for an attorney advertising sign prohibited in a C2-3 zoning district, and for work without a permit.



- The owner, 102 Realty LLC, received three summonses for advertising signs prohibited R3-2/C-3 zoning district and were installed without permits. The owner cured the violations immediately by removing the signs.



- A closure order was executed at 133-24 Emerald Street for dead storage of motor vehicles, commercial vehicle storage, and use of contractor's yard in an R4 district. Order was executed after the property owner failed to remove the illegal conditions by the stipulated compliance date.



###