

DOB ISSUES MONTHLY ENFORCEMENT BULLETIN

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

- 6 violations and \$60,000 in penalties issued for failure to safeguard construction sites on 6 separate occasions.
- 19 violations and \$298,125 in penalties, including daily penalties, issued for illegal building alterations at 3 locations.
- 3 violations and \$25,375 in penalties, including daily penalties, issued for illegal transient use at 3 locations.

Below are individual enforcement highlights for August 2023:

Bronx

- \$112,625 in total penalties issued to 2084 Ryer Ave LLC for violations recorded at 2084 Ryer Avenue. DOB inspectors issued violations for illegal alterations after finding seven Single Room Occupancies (SROs) created in the legal three-family building.
- \$17,500 in total penalties issued to Procida Construction Corp for violations recorded at 1746 Andrews Avenue. DOB inspectors issued violations at the active new building site for failure to institute safety measures after a worker fell through an unsecured hole in the second story. Inspectors also observed a cable system missing cables, missing guardrails on scaffold, and construction materials improperly stored.

- \$12,500 penalties issued to GDI Construction LLC for violations recorded at 20 Bruckner Boulevard. DOB inspectors issued violations for failure to have active safety measures at interior renovation site after a worker fell through a hole in a concrete slab.
- \$10,000 in penalties issued to Anthony Diguglielmo Notias Construction for violations recorded at 815 Fairmont Place. DOB inspectors issued violations for failure to safeguard after finding the work area at the roof level of a six-story building had no fence or gate preventing items from falling.
- \$5,000 in penalties issued to 2218 Jerome for violations recorded at 2218 Jerome Ave. DOB inspectors issued violations for failure to maintain safety features after observing a fire hydrant obstructed by construction fence at active site.
- \$5,000 in penalties issued to Home Builders 1 LP for violations recorded at 1600 Grand Avenue. DOB inspectors issued violations at the active job site for failure to protect sides of excavation, and for having no guard rails or acceptable angle of repose.
- \$5,000 in total penalties issued to Ranan Corporation for violations recorded at 287 East 162nd Street. DOB inspectors issued violations for work without a permit and illegal occupancy after finding a second apartment created in the cellar of the five-story building.
- \$3,150 in total penalties issued to Emerald 115 Mosholu LLC for violations recorded at 115 East Mosholu Parkway North. DOB inspectors issued violations for illegal occupancy and work without a permit after finding an additional apartment created in cellar of property.
- \$2,500 in penalties issued to Joy Construction Corp for violations recorded at 656 East 176th Street. DOB inspectors issued violations for obstruction of street and sidewalk without DOT permits after finding an excavator blocking road and metal containers blocking sidewalk.

Brooklyn

- \$360,000 in total penalties issued to Port Rich Realty for violations recorded at 182 Graham Avenue. DOB inspectors issued violations for illegal alteration, after finding six Single Room Occupancies (SROs) created in the legal four-story, four-family building.
- \$76,250 in penalties issued to Sulin Management Corp for violations recorded at 586 East 28th Street. DOB inspectors issued violations for work without a permit and illegal alterations after finding five Single Room Occupancies (SROs) created in cellar.
- \$10,000 in violations issued to Splen Construction for violations recorded at 5614 6th Avenue. DOB issued violations for failure to safeguard an active construction site after removing the 3rd and 4th floor stairs, leaving no means of evacuation for residents.
- \$10,000 in violations issued to Michelle Kuo Corp for violations recorded at 200 Riverside Boulevard. DOB inspectors issued violations for failure to safeguard

active demolition at the parking location. No fences, shed, signs or protection for public were evident.

- \$10,000 in penalties issued to Hatchet Works Corp. for violations recorded at 841 Greene Avenue. DOB inspectors issued violations after worker became injured attempting to remove a corner beam with a hammer. Inspectors observed no plans on site, and no competent foreman to properly delegate work.
- \$7,500 in total violations issued to Splen Construction Inc. for violations recorded at 1941 73rd street. DOB inspectors issued violations at the active work site for having no construction fence and for work not according to plans.
- \$6,500 in penalties issued to St. Paul Afr. M.E.Ch for violations recorded at 454 Essex Street. DOB inspectors issued violations for failure to maintain building after rainwater caused the roof to collapse.
- \$5,000 in penalties issued to V.A.N Construction Corp for violations recorded at 53 Prospect Park SW. DOB inspectors issued violations for installing 55' high pump jack scaffold without the appropriate permit.
- \$2,500 in penalties issued to DASR Corp for violations recorded at 2249 Nostrand Ave. DOB inspectors issued violations for failure to maintain pre-construction survey at New Building site after observing adjacent building showing façade cracking and no monitoring photos on site.
- \$2,500 in penalties issued to Berkowits Realty LLC for violations recorded at 283 Graham Avenue. DOB inspectors issued violations for failure to institute safety measures while performing interior demolition at a storefront causing it to bulge and a portion of wall to collapse.
- \$2,500 in penalties issued to Gino Vitale for violations recorded at 23 Luquer Street. DOB inspectors issued violations for work without a permit after a 3rd floor was added to the two-story buildings.
- \$2,500 in penalties issued to Epsilon Holdings Ltd. for violations recorded at 116 Avenue S. DOB inspectors issued violations for illegal occupancy after finding an additional apartment unit created in cellar.

Manhattan

- \$26,875 in total penalties issued to 24 W 89th St LLC for violations recorded at 24 West 98th Street. DOB inspectors issued violations for illegal transient use, as well as safety violations.
- \$25,000 in penalties issued to Project Linkage Housing Development for violations recorded at 309 East 118th Street. DOB inspectors issued violations after the building owner did not implement safety measures following the filing of an unsafe façade report.
- \$24,900 in penalties issues to Windermere Properties LLC for violations recorded at 406 West 57th Street. DOB inspectors issued violations for failure to maintain building, failure to comply with safety measures after filing for an unsafe report, and failure to maintain sidewalk shed.
- \$18,750 in total penalties issued to Thomas Maintenance for violations recorded at 150 East 61st Street. DOB inspectors issued violations for lack of certificate of

fitness for compressor powering jack hammer in use, as well have for not having the appropriate documents on site, and no site safety card or training for worker.

- \$10,000 in penalties issued to 341 East 6th Street LLC for violations recorded at 341 East 6th St. DOB inspectors issued violations to the owner of the Privately Owned Public Space (POPS) for blocking access to the public with a fence.
- \$8,750 in total penalties issued to 124 East 57th St. LLC for violations recorded at 124 East 57th Street. DOB inspectors issued violations for illegal occupancy and safety infraction after finding a fourth-floor office in the commercial building being used transiently, with two children and two adults reportedly paying \$1,944 for a one-week stay.
- \$6,250 in penalties issued to 36 Attorney Street Housing Development Fund Corp for violations recorded at 36 Attorney Street. DOB inspectors issued violations for failure to file required façade report, noting a history of non-compliance with required filings.
- \$6,250 in penalties issued to D&D Building Company LLC for violations recorded at 971 3rd Avenue. DOB inspectors issued violations to the building owner for failure to install system of automatic sprinklers and failure to file report on commercial building 100 feet or more in height.
- \$5,000 in penalties issued to Park Towers Tenants Corp for violations recorded at 201 East 17th Street. DOB inspectors issued violations to owners of the Privately Owned Public Space (POPS) for not having the required posted informational signage regarding access.
- \$5,000 in total penalties issued to Sovereign Realty Partners for violations recorded at 411 East 83rd Street. DOB inspectors issued violations for illegal occupancy after finding an illegal apartment in cellar.
- \$2,500 in penalties issued to 304 West 49th Garage LLC for violations recorded at 304 West 49th street. DOB inspectors issued violations for failure to secure public safety of parking structure.
- \$2,400 in penalties issued to J&S Waterproofing LLC for violations recorded at 225 West 83rd Street. DOB inspectors issued violations at the active construction site for storing construction materials on the sidewalk without pedestrian protection.
- \$1,250 in penalties issued to Hiye Realty Corp for violations recorded at 410 East 79th St. DOB inspectors issued violations after smoke was observed leaving the building and entering an adjacent building.

Queens

- \$5,000 in penalties issued to RRP Plumbing Corp for violations recorded at 97-11 Sutphin Boulevard. DOB inspectors issued violations for failure to conduct a hydrostatic pressure test of standpipe system at active New Building site.
- \$7,500 in penalties issued to Five daughters Corp. for violations recorded at 107-08 Liberty Avenue. DOB inspectors issued violations for failure to maintain the building after finding three boilers and three water heaters with elevated CO₂ levels in boiler room.

- \$6,250 in total penalties issued to Jasmin Bokhari for violations recorded at 173-12 89th Avenue. DOB inspectors issued violations for illegal alteration, work without a permit, and inadequate egress after finding a converted cellar apartment in the legal three-family building.
- \$5,000 in total penalties issued to Amrita Sing for violations recorded at 177-11 136th Avenue. DOB inspectors issued violations for work without a permit and illegal occupancy after finding an apartment on the second floor of the legal one-family home.
- \$2,500 in penalties issued to First World Development for violations recorded at 75-60 188 St. DOB inspectors issued violations for failure to notify the Department prior to the demolition of the building.
- OATH stipulation executed for illegal junk salvage storage at 145-59 Farmers Boulevard. Owner and tenant have executed a stipulation agreeing to discontinue the illegal use, and the premises will be monitored for compliance.

