

### DOB ISSUES MONTHLY ENFORCEMENT BULLETIN

#### ***Report Highlights DOB Enforcement Outcomes from September 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 September 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 September, including:

- 11 violations and \$125,000 in penalties imposed for failure to safeguard construction sites at 11 locations.
- 12 violations and \$117,500 in penalties, including daily penalties, imposed for illegal building alterations at 2 locations.

Below are individual enforcement highlights for September 2025:

#### **Construction and Design Professionals**

- DOB's Special Enforcement Team (SET) audited twelve professionally certified applications submitted by Professional Engineer Jinfar Liu 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 separate nonresidential kitchens from adjacent occupancies by fire separations; failure to demonstrate accessibility features and construction in compliance with code; failure to identify that proposed work is subject to special inspection; 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.

- DOB disciplined Construction Superintendent and Filing Representative Carol Bishun for failure to perform the duties of a Construction Superintendent, including failure to perform required inspections and for pre-signing logbook pages. Pursuant to a stipulation, the respondent agreed to surrender their Construction Superintendent license and agreed to a six-month suspension of their Filing Representative license.

## Bronx

- \$62,000 in penalties imposed on MST Tahmina Akter for violations recorded at 1731 Zerega Avenue. DOB inspectors issued violations for illegal conversions after finding that the legal two-family dwelling had been converted into an illegal four-family dwelling. Inspectors also issued violations for work without a permit for installed water/waste lines, gas stoves, full height partitions, and an erected canopy in rear yard. Additionally, inspectors issued violations for failure to maintain the building for large household items obstructing the first and second-floor public hallways, and combustible materials stored in the boiler room.
- \$10,000 in penalties imposed on Lamar Advertising for violations recorded at 58 East Fordham Road. DOB inspectors issued violations for a large advertising roof sign that was installed without a permit.



## Brooklyn

- \$60,000 in penalties imposed on Carlos Aguayza for violations recorded at 1309 Hoe Avenue. DOB inspectors issued violations for illegal conversions after finding that the legal two-family dwelling had been converted into an illegal four-family dwelling, and for work without a permit for installed water/waste lines and

full-height partitions. DOB also issued a failure to maintain violation for the front porch that lacked railing and presented a fall hazard.

- \$27,500 in penalties imposed on Michael Spinner for violations recorded at 4018 3<sup>rd</sup> Ave. DOB inspectors issued violations for two large rooftop business signs that were installed without a permit or licensed sign hanger, and were missing the required UL decal. DOB also issued a violation for the owner acting as an outdoor advertising company.



- \$10,000 in penalties imposed on Lin Hongliang for violations recorded at 1010 57<sup>th</sup> Street. DOB issued violations for failure to safeguard after observing an uncovered 3ft x 6ft hole at the property's courtyard that presented a fall hazard, and an additional hole with an inadequate cover on the staircase leading from the courtyard to the cellar.
- \$10,000 in penalties imposed on Turbo 710 DeGraw Street LLC for violations recorded at 710 DeGraw Street. DOB inspectors issued violations for failure to safeguard after inspectors observed that the scaffold on the first floor open deck in rear yard was not fully planked, along with missing guardrails, no access ladder, and no fall protection.

- \$10,000 in penalties imposed on Harris Home Repair and Development for violations recorded at 161 North 5<sup>th</sup> Street. DOB inspectors issued violations for failure to safeguard at the new building site for lack of overhead protection at adjacent properties.
- \$10,000 in penalties imposed on Intelogic Electric Inc. for violations recorded at 2065 80<sup>th</sup> Street. DOB inspectors issued violations for failure to safeguard after observing unsafe exposed electrical wiring and unsecured live electrical switches in use throughout the building.
- \$3,750 in penalties imposed on 5324 New Utrecht Realty for violations recorded at 5325 New Utrecht Avenue. DOB inspectors issued violation for an accessory business sign and outdoor advertising sign that were installed without permits.



## Manhattan

- \$1,000 in penalties imposed on Atria Builders LLC for violations recorded at 450 11<sup>th</sup> Avenue. DOB inspectors issued violations for failure to safeguard after gusty winds blew open an unsecured chain link fence was and caused an injury to a pedestrian.

## Queens

- \$25,000 in penalties imposed on General Construction Mana for violations recorded at 61-25 98<sup>th</sup> Street. DOB inspectors issued violations for failure to safeguard the work site after inspectors observed a suspended scaffold that was installed directly over the pedestrian entrance without a sidewalk shed to protect



the public. DOB also issued a violation for failure to notify the Department about the installation of the suspended scaffold.

- \$10,000 in penalties imposed on Urena Construction and Design Inc. for violations recorded at 34-93 27<sup>th</sup> Street. DOB inspectors issued violations for failure to safeguard after observing a lack of public protection in place for the adjacent properties during exterior sheeting replacement operations.
- \$10,000 in penalties imposed on Phil Valenza Contracting for violations recorded at 14-22 150<sup>th</sup> Street. DOB inspectors issued violations for failure to safeguard after observed that the building's exterior brickwork was removed without installation of adequate support for the interior wall, leading to a cave-in.
- A padlock closure petition for 7424 Alameda Avenue was filed at OATH trials following the property owner's continued use of commercial truck storage in an R4-1 residence district.



- The owner of 110 Bridge Street discontinued the dead storage of motor vehicles in an R3A residence district following padlock warning letters and violations from DOB inspectors. Corrected conditions below.

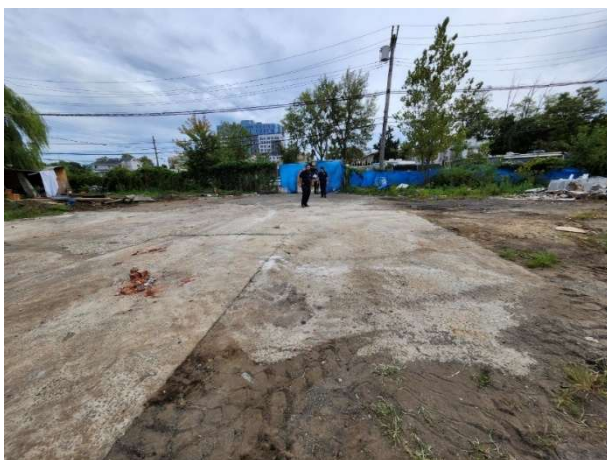


- The owner of 133-47 Ruby Street discontinued the illegal use of commercial vehicle storage in an R4 residence district following a closure order issued by DOB inspectors. During a joint operation organized by Community Link and NYPD, all derelict vehicles were towed from the vacant lot. Corrected conditions below.



- Following a closure order issued by DOB, the owner of 133-46 Emerald Street discontinued the illegal use of dead storage, boat storage, and commercial vehicle storage in an R4 residence district. Community Link/NYPD organized an operation to tow derelict vehicles, boats and trailers from the vacant lot. Photos of the conditions after the tow operation are below.





- A stipulation agreement was executed with the property owner of 32-19, 32-25, 32-29 and 32-37 Linden Place following the owner's illegal commercial vehicle storage, boat storage and use of a contractor's yard in four vacant lots in an R6 residence district. The agreement stated that the property owner agreed to remove all prohibited zoning violations by November 15, 2025



## Staten Island

- \$10,000 in penalties imposed on 59 Saint Mary's Ave LLC for violations recorded at 59 Saint Mary's Ave. DOB inspectors issued violations for failure to safeguard after inspector observed a lack of pedestrian protection during exterior work at the building's 2<sup>nd</sup> and 3<sup>rd</sup> floors.