

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

- 5 violations and \$50,000 in penalties imposed for failure to safeguard construction sites at 5 locations.
- 3 violations and \$48,000 in penalties, including daily penalties, imposed for illegal building alterations at 1 location.
- 9 violations and \$133,750 in penalties, including daily penalties, imposed for illegal transient use at 2 locations.

Below are individual enforcement highlights for October 2025:

Construction and Design Professionals

- DOB’s Licensee Disciplinary Unit issued a warning letter to Filing Representative and General Contractor Oshrit Sherman to remind them that all interactions with Department of Buildings staff must be professional, per the Industry Code of Conduct.

Bronx

- \$48,000 in penalties imposed on Prakash 11 LLC for violations recorded at 11 West 172nd Street. DOB inspectors issued violations for illegal conversions after observing the legal one-family dwelling converted to a four-family dwelling by the

addition of three Single Room Occupancies (SROs) in the cellar of the building which were being occupied for transient use. Inspectors also issued violations for work without a permit, and failure to provide a system of automatic sprinklers, required number of means of egress, and a class “J” fire alarm that is required for transient use units.

Brooklyn

- \$17,850 in total penalties imposed on OSRA LLC for violations recorded at 2695 Stillwell Avenue. DOB inspectors issued violations for electrical work without a permit, failure to engage a licensed sign hanger, owner acting as an outdoor advertising company (OAC), and for failing to register the signs in an inventory, related to a double-sided sign on a monopole at the location.



- \$10,000 in penalties imposed on Alma Design Inc. for violations recorded at 3202 Emmons Avenue. DOB inspectors issued violations for failure to safeguard after observing a failure to provide fall protection surrounding a large opening in the roof, and unguarded access from the adjacent property to the hazardous roof condition.
- \$10,000 in penalties imposed on Ador Builders LLC for violations recorded at 105 Moore Street. DOB inspectors issued violations for failure to safeguard a construction site after observing make-shift shoring with spliced beams in place during an active underpinning operation. Additionally, DOB inspectors issued violations for a concrete pump in use without barricades, and failure to provide sidewalk closure signage or ADA accessible ramps.
- \$10,000 in penalties imposed on Kevin Barrett for violations recorded at 750 5th Avenue. DOB inspectors issued violations for failure to safeguard after observing

the south wall of the adjacent property cracked and bulging resulting from concrete pouring operations.

- The owner of 761 Schenck Avenue signed a stipulation agreement with DOB to cease use of dead storage of motor vehicles on their property located in an R5 residence district. The agreement stated that the owner must remove the motor vehicles by 10/31/2025. Conditions below.



- A padlock closure order was executed at 2395 Linden Boulevard, and 545, 543, 541, 539, 537 Atkins Avenue due to dead storage of motor vehicles in an R5 residence district. DOB executed the order after the property owner failed to correct the violating conditions by the stipulated compliance date. Conditions below.



Manhattan

- \$40,000 in penalties imposed on West 125th Street Equities LLC for violations recorded at 353 West 125th Street. DOB inspectors issued violations for work without a permit, property owner acting as an outdoor advertising company (OAC) without registration, failure to have a licensed sign hanger perform or supervise the installation of the sign in violation of the administrative code, as well as for having a prohibited advertising sign in a C-4 district.



Queens

- \$72,500 in penalties imposed on H and K Leavitt Realty LLC for violations recorded at 35-20 Leavitt Street. DOB inspectors issued violations for illegal conversions after observing a unit that had been converted for transient use. DOB also issued violations for lacking the required number of means of egress, and a class "J" fire alarm that is required for transient use units.
- A padlock closure order was executed at 75-20 Blake Avenue due to storage of building materials and use as a contractor yard on the property located in an R4 residence district. DOB executed the order after the property owner failed to correct the violating conditions by the stipulated compliance date. Conditions below.



- A padlock closure order was executed at 133-27 78th Street, and 137-33, 137-35, 137-37 Sapphire Street due to commercial vehicles and building materials storage and for use as a contractor's yard in an R4 residence district. DOB executed the order after the property owner failed to correct the violating conditions by the stipulated compliance date. Conditions below.



- A padlock closure order was executed at 78-15 149 Avenue Street due to commercial vehicle and building materials storage and use as a contractor's yard in an R4 residence district. DOB executed the order after the property owner failed to correct the violating conditions by the stipulated compliance date. Conditions below.



- A padlock closure order was executed at 133-35 76th Street due to commercial vehicle storage, dead storage of motor vehicles and junk salvage storage in an R4 residence district. DOB executed the order after the property owner failed to correct the violating conditions by the stipulated compliance date. Conditions below.



- A padlock closure order was executed at 76-03 Blake Avenue due to commercial vehicle storage, dead storage of motor vehicles and junk salvage storage in an R4 residence district. DOB executed the order after the property owner failed to correct the violating conditions by the stipulated compliance date. Conditions below.



- A padlock closure order was executed at 132-11 76th Street due to commercial vehicles and building materials storage and for use as a contractor's yard in an R4 residence district. DOB executed the order after the property owner failed to correct the violating conditions by the stipulated compliance date. Conditions below.



Staten Island

- \$10,000 in penalties imposed on Gohar Construction Corp. for violations recorded at 788 Forest Avenue. DOB issued violations for failure to safeguard the active construction after observing a 15-foot vertical drop that lacked guardrails and a control access zone, as well as uncapped rebars and a defective construction fence that failed to prevent public access to the site.
- The owner of 131 St. Mark's Place signed a stipulation agreement with DOB to cease the use of their property for auto repair and dead storage of motor vehicles located in an R3A residence district. The stipulation stated that the owner must remove the vehicles by 11/11/2025. Conditions below.

