



# ENFORCEMENT ACTIONS

November 2025

## DOB ISSUES MONTHLY ENFORCEMENT BULLETIN

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

- 6 violations and \$60,000 in penalties imposed for failure to safeguard construction sites at 6 locations.
- 11 violations and \$345,250 in penalties, including daily penalties, imposed for illegal building alterations at 2 locations.
- 1 violation and \$58,750 in penalties, including daily penalties, for illegal transient use at 1 location.

Below are individual enforcement highlights for November 2025:

### **Construction and Design Professionals**

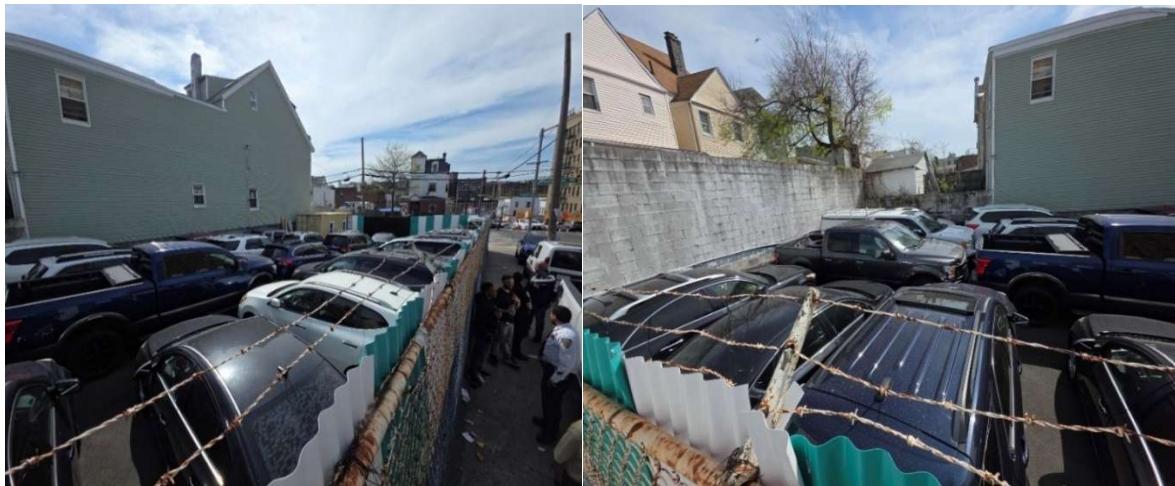
- Following DOB's Special Enforcement Team (SET) audits of four professional certified applications submitted by Professional Engineer Irving Prus that presented major violations of Code and Rules, SET offered a voluntary surrender of Professional Certification and Directive 14 privileges for multiple failed audits, which the Engineer signed in March 2019. Subsequently, the Engineer was subject to an internal SET audit of applicants who had surrendered Directive 14 final inspection privileges. SET discovered that while his privileges were surrendered, Respondent submitted TR-1: Technical Report Statement of Responsibility forms to certify performance and sign-off of twenty-seven (27) Directive 14 final inspections. SET filed a petition at OATH for false statements,

and prior to a trial the Engineer signed a Stipulation of Settlement that took effect on November 28, 2025.

- Master Electrician Orpheous Nelson was disciplined for allowing a non-employee to perform work under his permit. Pursuant to a stipulation, the Electrician agreed to a \$5,000 fine and one year of probation.

## **Bronx**

- \$302,500 in penalties imposed on Siu Yat Chau for violations recorded at 2264 Beaumont Avenue. DOB inspectors issued violations for illegal conversions and work without a permit after responding to a fire at the location and observing illegal additional dwelling units that had been created on the first, second, and third floors, with full height partitions, and water/waste and gas lines installed on the first floor without the required permits.
- \$25,000 in penalties imposed on Gold University Avenue, Corp, for violations recorded at 1360 University Avenue. DOB inspectors issued violations for failure to obey a Vacate Order after inspectors confirmed that the premises was occupied by a tenant despite an active Vacate Order at the property issued in 2020.
- \$10,000 in penalties imposed on Gjushi Construction LLC for violations recorded at 29 Featherbed Lane. DOB inspectors issued violations for failure to safeguard following an incident where a worker fell while performing façade work, and investigations revealed that the pipe scaffold at the site was missing guardrails.
- \$10,000 in penalties imposed on Moon Construction Inc. for violations recorded at 2255 Grand Concourse. DOB inspectors issued violations for failure to safeguard after inspectors observed that a plywood partition installed compromised light and ventilation for an occupied apartment, and that temporary shoring installed on the outside of building obstructed egress.
- The owners of 480 East 180<sup>th</sup> Street signed a stipulation agreement with DOB to remove the dead storage of motor vehicles on their property located in an R5 district by January 31, 2026. Conditions below.



## Brooklyn

- \$58,750 in penalties imposed on 143 Montague LLC for violations recorded at 143 Montague Street. DOB inspectors issued violations for illegal conversion after observing a unit in a multiple dwelling building converted for transient use. Inspectors also issued violations for lack of required means of egress, lack of automatic sprinklers, and failure to provide class "j" fire alarm system as is required in transient use properties.
- \$55,500 in penalties imposed on 1964 68 ST LLC for violations recorded at 1964 68<sup>th</sup> Street. DOB inspectors issued violations for illegal conversions after inspectors observed three Single Room Occupancies (SROs) created in cellar. DOB inspectors also issued violations for occupancy contrary to Department records, and work without a permit for electrical work, plumbing work, and full height partitions installed in cellar. Inspectors also issued violations for lack of required number of means of egress and obstructed egress to rear yard.
- \$29,125 in penalties imposed on Blue Shine Builders Inc. for violations recorded at 883 Myrtle Ave. DOB inspectors issued violations for demolition work without a permit after observing demolition operations on the second floor, and for installing a construction fence that did not conform to Code due to lack of viewing panels and obstruction of public sidewalk. Inspectors also issued violations for failure to protect adjoining property to during construction operations after work caused damage to adjacent property's wall.
- \$20,000 in penalties imposed on 182 Flatbush Avenue LLC for violations recorded at 182 Flatbush Avenue. DOB inspectors issued violations for the posting of three large advertising signs that are prohibited in the C2-4 district.

Following a hearing, signs were painted over. Conditions prior to compliance are below.



- \$10,000 in penalties imposed on 199 Green Street Realty LLC for violations recorded at 199 Green Street. DOB issued violations for two advertising signs that are prohibited in the residential district. DOB cited the property owner for acting as an outdoor advertising company without registration as well as for work without a permit for each sign, failure to include the identifying UL decal and failure to have a master sign hanger erect the signs in violation of the administrative code. Signs were removed, and conditions prior to compliance are below.



- \$1,250 in penalties imposed on WK Management Group LLC for violations recorded at 5718 3<sup>rd</sup> Ave. DOB inspectors issued violations for a painted advertising posted within 200 feet and in view of the Gowanus Expressway.



- Following OATH trials, a padlock closure order was executed at 120 & 122 Sapphire Street following the owner's use of the property as a contractor's yard and for storage of dead motor vehicles in an R4 residence district. Conditions below.



- DOB rescinded a closure order executed in October 2025 at 2395 Linden Boulevard, and 545, 543, 541, 539, 537 Atkins Avenue, after the property owners removed all dead storage vehicles from the vacant lot. Corrected conditions below.



- The property owner of 1556, 1558 & 1560 Pacific Street complied with a stipulation agreement to remove the commercial trucks parked in this vacant residential lot. Corrected conditions below.



## Manhattan

- \$25,250 in penalties imposed on 1326-1338 Riverside Drive LLC for violations recorded at 1326 Riverside Drive. DOB inspectors issued violations for failure to safeguard after inspectors observed two workers installing a suspended scaffold in an unsafe manner, with one worker directly beneath the scaffold, and were observed connecting tools directly into the building's electrical system. DOB

inspectors also issued violations for obstruction of egress, after observing construction materials and debris blocking access stairs, for failure to provide adequate protection to adjacent property during façade repairs, and for failure to maintain the fire escape, which was observed in a state of disrepair

- \$10,000 in penalties imposed on Warner Construction Services for violations recorded at 489 9<sup>th</sup> Avenue. DOB inspectors issued violations for operation of hoisting equipment in an unsafe manner after inspectors observed an unlicensed hoisting machine operator using two spyder cranes during rigging operations without approved design drawing for loads, capacity, and anchorage points.
- \$10,000 in penalties imposed on Go Pro Restoration and Main for violations recorded at 21 Maiden Lane. DOB inspectors issued violations for failure to safeguard after observing an unsupported and unprotected gas main at a sidewalk vault, after construction operations to replace a concrete slab caused a gas leak.
- \$10,000 in penalties imposed on Trinimix Construction Corp for violations recorded at 100 West 70<sup>th</sup> Street. DOB inspectors issued violations for failure to safeguard the property after observing an apartment in the multiple dwelling building that was fully gutted with fire stopping materials removed.
- \$10,000 in mitigated penalties imposed on Tai Fook for violations recorded at 120 Lafayette Street. DOB inspectors issued violations for prohibited advertising signs on the property, which were painted over prior to a hearing. Conditions prior to compliance are below.



**Queens**

- A padlock closure order was executed at 465 Beach 62<sup>nd</sup> Street following the owner's use of the property as a contractor's yard and for storage of building materials. Order was executed following the owner's failure to remove the contractor's yard by the stipulated compliance date.



- A padlock closure order was executed at 66-26 & 66-28 53<sup>rd</sup> Road following the owner's use of the property for commercial vehicle storage in an R4-1 residence district. Closure order was executed after the property owner failed to remove the commercial food trucks parked in the rear yard of a residential home by the stipulated compliance date. Conditions below.



- Following a closure order executed in August 2025 at 116-22 Lovingham Place due to an illegal tow yard operated in the vacant residential lot in a R3-2 residence district, the owners have moved all vehicles and DOB is in the process of rescinding the closure order. Corrected conditions below.



- After receiving violation and padlock warning letter from DOB, the property owner of 93-06 224<sup>th</sup> Street removed the landscaping business that had been occupying the lot located in an R2-A residence district. Corrected conditions below.



## Staten Island

- DOB rescinded the closure order of 314 Fingerboard Road after the owners discontinued the illegal use of their property for dead storage of motor vehicles in an R1-2 residence district. Corrected conditions below.

