

DOB ISSUES MONTHLY ENFORCEMENT BULLETIN

Report Highlights DOB Enforcement Outcomes from December 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 December 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 several major enforcement actions in December, including:

- 13 violations and \$121,500 in penalties, including daily penalties, issued for illegal building alterations at 2 locations.
- 3 violations and \$30,000 in penalties issued to 3 individuals for failure to carry out the duties of a construction superintendent.

Below are individual enforcement highlights for December 2023:

Bronx

- \$74,000 in penalties issued to NYC Home Buyers Group LLC for violations recorded at 672 East 180 Street. DOB inspectors issued violations with daily penalties for illegal alteration after finding four SROs illegally added to a legal 3-family home.
- \$6,250 in penalties issued to Melrose Cluster LP for violations recorded at 374 East 159th Street. DOB inspectors issued violations for failure to maintain rear retaining wall after a partial collapse.
- \$6,250 in penalties issued to 34-37 Realty Ltd. For violations recorded at 1295 Spofford Ave. DOB inspectors issued violations for failure to maintain the building after a tenant injured their leg from a hole in the flooring. Inspectors also observed the ceiling of bathroom in a separate apartment partially collapsed.

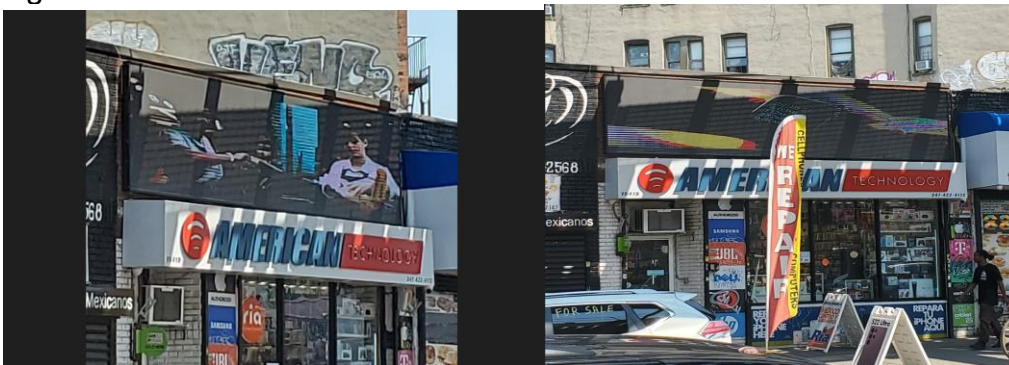
- \$4,800 in penalties issued to Point Willis Partners LLC for violations recorded at 237 Willis Avenue. DOB inspectors issued violations for unlicensed electrical work and for having no contractor on file to perform the electrical work.
- \$2,500 in penalties issued to Point Willis Partners LLC for violations recorded at 237 Willis Avenue. DOB inspectors issued violations for plumbing and electrical work without permits.

Brooklyn

- \$10,000 in penalties issued to Stellar Industries Inc. for violations recorded at 345 Bergen Street. DOB inspectors issued violations for failure to provide sidewalk shed where required, with concrete dusk observed on sidewalk.
- \$5,000 in penalties issued to Pearl Mutzen for violations recorded at 87 Stockton Street. DOB inspectors issued violations for an illegal outdoor advertising sign in a residential district.



- \$3,750 in penalties issued to 1541 Myrtle Ave LLC for violations recorded at 1541 Myrtle Ave. DOB inspectors issued violations for the outdoor sign hung without a permit and for failure to have a licensed sign hanger erect an outdoor sign.



- \$2,500 in penalties issued to Cube Builders Group NY for violations recorded at 733 Putnam Avenue. DOB inspectors issued violations for failure to maintain safety measures after a worker was found operating a masonry/steel cutting grinder with protective guard removed.

- \$2,500 in penalties issued to Yechiel Weber for violations recorded at 263 18th St. DOB inspectors issued violations for work without a permit about finding guy renovations in process with no permits on file.
- \$2,500 in total penalties issued to David Midland LLC for violations recorded at 603 Lincoln Place. DOB inspectors issued violations for working without a permit and failure to maintain the building after finding the ceiling and hallway in disrepair and egress blocked.
- A Padlock Closure Order was Issued at 1335 East 65th Street after an Administrative Law Judge issued a report recommending the property's closure following trial. The premises, located in a residential district, were being used impermissibly for the dead storage of motor vehicles. A closure order signed by the DOB Commissioner will be posted at the property, to be followed by padlocking of the premises.
- A signed Stipulation Agreement was signed by the property owners of 354, 370, 372, 376, and 388 Ruby Street to discontinue illegal commercial vehicle storage and illegal use of a contractor's yard in a residence district.



- A signed Stipulation Agreement was signed by the property owners of 537-545 Atkins Avenue & 2395 Linden Boulevard to discontinue illegal use of commercial vehicle storage and dead storage of motor vehicles in a residence district.



Manhattan

- \$12,500 in penalties issued to Zapco 1500 Investment LLC for violations recorded at 1500 Broadway. DOB inspectors issued violations for failure to maintain the building after a 3' x 4' section of glass panel fell from the 33-story building, landing on a 7th floor setback.
- \$10,000 in penalties issued to R.C. Structures, Inc., for violations recorded at 2686 Broadway. DOB inspectors issued violations for failure to safeguard site after concrete spilled onto roof of an adjoining building.
- \$10,000 in penalties issued to West 38th Street Associates LLC for violations recorded at 306 W 38th Street. DOB inspectors issued violations for failure to institute safety measures after they filed an unsafe façade report earlier in the year.
- \$10,000 in penalties issued to Triton Construction Company LLC for violations recorded at 42-06 Orchard Street. DOB inspectors issued violations after a worker injury when it was discovered the injured worker was doing rigging work without the proper certification.
- \$6,250 in penalties issued to Realty LLC Professional Offices and Terris Realty for violations recorded at 121 E 60th Street. DOB inspectors for failure to file a report concerning the installation of automatic sprinklers.
- \$6,250 in penalties issued to HP Washington Heights Portfolio for violations recorded at 701 West 179th Street. DOB inspectors issued violations for failure to maintain exterior facade, after bricks dislodged from 6th floor window and landed in interior courtyard, with additional façade in danger of collapse.
- \$5,000 in penalties issued to Claridge House LLC for violations recorded at 201 East 87th street. DOB inspectors issued violations for zoning violations in a privately owned public space.
- \$1,250 in penalties issued to Service Sign Erectors Co for violations recorded at 126 East 131 Street. DOB inspectors issued violations for failure to maintain building after finding a warehouse service elevator out of service.

Queens

- \$191,000 in total penalties issued to 2429 23rd Street Realty Corp for violations recorded at 24-29 23rd Street. DOB inspectors issued violations with daily penalties for illegal alterations after finding two SROs with key locks in basement and an additional Class A apartment on 1st floor, as well as safety violations including blocked egress.
- \$25,000 in penalties issued to NY Dynamic Construction for violations recorded at 85-100 Marengo Street. DOB inspectors issued violations for failure to

safeguard site after construction work caused an unprotected tree to fall onto neighbor's property.

- \$10,000 in penalties issued to New York Hoist LLC for violations recorded at 49-02 5th Street. DOB inspectors issued violations for crane operation with monthly inspection documents after the inspector was presented with a 3-month-old inspection report at the site.
- \$7,500 in total penalties issued to T&R Construction Corp for violations recorded at 14027 28th Avenue. DOB inspectors issued violations for failure to provide guard rails as required by Code and failure to prove safe entry and exit points on the work site.
- \$5,000 in total penalties issued to T&R Construction Corp for violations recorded at 14027 28th Avenue. DOB inspectors issued violations for failure to safeguard work site after water penetrated a wall and impacted an adjoining property.
- \$3,125 in penalties issued to Karleo Realty LLC for violations issued to 48-01 25 Avenue. DOB inspectors issued violations for failure to maintain building after a partial roof and wall collapse.
- \$1,250 in penalties issued to Ophelia Kalloo for violations recorded at 145-13 Foch Blvd. DOB inspectors issued violations to the respondent for failure to correct a violating condition following a Request for Corrective Action issued by the Department in May 2022.
- A 2022 Closure Order at 167-36 145th Avenue for dead storage of motor vehicles was rescinded after the property owner removed the illegal conditions from the lot.



Staten Island

- DOB issued a Padlock warning letter to the owner of 102 Drumgoole Road East due to illegal use of premises as a contractor's yard in residence district. In response, the property owner removed construction machines from the lot and the property will be monitored for further compliance actions.



Construction and Design Professionals

- DOB's Special Enforcement Team (SET) audited 8 professionally certified applications submitted by Professional Engineer Salam Rizwan 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; proposing plans that fail to provide adequate fire protection; proposing plans for full demolition under an Alteration Type 2 application; failing to provide elevation on the plans for a building in a flood zone; 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 Respondent signed.
- DOB's Special Enforcement Team (SET) audited 5 professionally certified applications submitted by Professional Engineer Jose Pena 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; proposing plans that do not properly indicate two exits from the cellar; proposing plans that fail to show that egress doors are readily openable from the egress side without the use of a key or special knowledge or effort; proposing alterations that reduce the fire safety or structural safety of existing buildings; and various other violations of code and rules, including the Zoning Resolution, Building Code, and Administrative Code. Based on failed audits, SET offered a voluntary surrender of Professional Certification and Directive 14 privileges, which the Respondent signed.
- DOB's Special Enforcement Team (SET) audited 8 professionally certified applications submitted by Professional Engineer Shahin Badaly 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; proposing

plans fail to provide partition details; proposing plans for a new balcony above the basement in the rear yard which obstructs existing windows; failure to identify that the proposed work would be subject to steel construction special inspections; 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 Respondent signed.

- DOB's Special Enforcement Team (SET) filed a petition at OATH to revoke the Respondent's Qualified Exterior Wall Inspector (QEWI) privileges of Professional Engineer Richard Koenigsberg after the partial collapse of 1915 Billingsley Terrace in the Bronx. The Department seeks the suspension based on audits of Respondent's Cycle 7, Cycle 8, and Cycle 9 Façade Inspection & Safety Program (FISP) reports and a separate audit of the façade repair application and plans. Respondent previously signed a stipulation that his QEWI privileges will remain suspended until the issuance of a Commissioner's Order following the completion of trial at OATH, the issuance of the OATH Administrative Law Judge's report and recommendation, and the final Commissioner's Order.