

**DOB ISSUES MONTHLY ENFORCEMENT BULLETIN*****Report Highlights DOB Enforcement Outcomes from December 2024  
to Deter Bad Actors and Keep New Yorkers Safe***

**New York, NY** – The New York City Department of Buildings released its enforcement bulletin for December 2024, 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:

- 10 violations and \$100,000 in penalties issued for Failure to Safeguard construction sites at 7 locations.
- 5 violations and \$81,875 in penalties, including daily penalties, issued for illegal transient use at 1 location.
- 21 violations and \$313,000 in penalties, including daily penalties, issued for illegal building alterations at 2 locations.
- 1 violation and \$10,000 in penalties issued for failure to perform the duties of a Construction Superintendent.

Below are individual enforcement highlights for December 2024:

**Construction and Design Professionals**

- DOB’s Special Enforcement Team (SET) audited seven professionally certified applications submitted by Registered Architect Jeffrey Bell and found major code non-compliance issues, 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 indicate exhaust outlets less than 30 feet from the property line; failure to show fire rating details for partitions and ceilings; failure to identify that 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 Respondent agreed to.

- Following DOB's Special Enforcement Team (SET) audit of seven professionally certified applications submitted by Registered Architect Edward Hicks that presented major violations of Code and Rules, SET offered a voluntary surrender of their Professional Certification and Directive 14 privileges, which the Respondent agreed to on August 22, 2018. Subsequently, SET discovered that while his privileges were surrendered, the Respondent submitted TR-1: Technical Report Statement of Responsibility forms to certify performance and sign-off of 61 Directive 14 final inspections. SET filed a petition at OATH for false statements and before trial, the Respondent agreed to a Stipulation of Settlement.
- DOB's Special Enforcement Team (SET) audited eight professionally certified applications submitted by Registered Architect Shimon Greenebaum 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 indicate an increased degree of existing non-compliance with lot coverage; proposing plans that lack the required natural light and ventilation; proposing plans that indicate living and dining rooms that are less than six feet wide at its narrowest part; 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 agreed to.
- Following DOB's Special Enforcement Team (SET) audit of seven professionally certified applications submitted by Registered Architect Johnathan Chin that presented major violations of Code and Rules, SET offered a voluntary surrender of Professional Certification and Directive 14 privileges, which the Respondent agreed to on March 25, 2014. Subsequently, the Respondent 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 50 Directive 14 final inspections. SET filed a petition at OATH for false statements and before trial, the Respondent agreed to a Stipulation of Settlement.
- Class 2 Code and Zoning Representative Jason F. Friedman was issued a warning letter reminding him to behave in a professional manner in all interactions with the Department.

## **Bronx**

- \$106,250 in penalties issued to Claudia Carranza for violations recorded at 1448 Bryant Avenue. DOB inspectors issued violations for illegal conversions after inspectors found the legal three-family dwelling had been converted to a 13-family dwelling with the addition of eight single room occupancies (SROs). Inspectors also issued violations for obstructed egress due to an alarm system installed that was hindering the proper use of the rear exit door, and access to a scuttle ladder obstructed by large household items.
- \$10,000 in penalties issued to East 242 Street LLC for violations recorded at 830 East 242<sup>nd</sup> Street. DOB inspectors issued violations for failure to safeguard after inspectors found portions of the construction fence missing and/or in disrepair, which allowed water to accumulate at the foundation of several nearby buildings.
- \$10,000 in penalties issued to Skyward Developers, Inc. for violations recorded at 80 Gar Clinton Place. DOB inspectors issued violations for failure to safeguard the public after finding the fire escape at the adjacent property terminating into the construction site with no safeguards in place, compromising the egress route for the neighboring property.
- \$10,000 in penalties imposed on Baychester Retail III, LLC, for violations recorded at 500 Baychester Avenue. DOB inspectors issued administrative code violations to the property owner for acting as an outdoor advertising company without registration, and for displaying a sign for a company not located on its premises and in view of an arterial.



Brooklyn

- \$195,250 in penalties issued to 1505 East 29 Realty for violations recorded at 1505 East 29<sup>th</sup> Street. DOB inspectors issued violations for illegal conversion issues after finding the one-family dwelling had been illegally converted to an eight-family dwelling through the addition of seven illegal single room occupancy (SRO) units.
- \$100,000 in penalties imposed on 182 Flatbush Avenue LLC for violations recorded at 182 Flatbush Avenue. DOB inspectors issued violations to the property owner for acting as an outdoor advertising company without valid registration, for lack of required permits, for having prohibited signs and for exceeding surface area limitations of the Zoning Resolution.



- \$27,500 in penalties issued to Queensboro Farm Products Inc., for violations recorded at 3511 41<sup>st</sup> Street. DOB inspectors issued violations for occupancy contrary to Department records after finding that the second floor was illegally converted from a legal office space into a nightclub and bar for over 75 people without a valid Certificate of Occupancy.
- \$15,000 in total in penalties issued to Chaya Friedman for violations recorded at 4009 16<sup>th</sup> Avenue. DOB inspectors issued violations for work without a permit for the full gut renovation observed on the first and second floor that had been performed without permits, and for failure to safeguard due to lack of fire guards or fire extinguishers on site while steel welding work was underway. Additionally, the respondent received violations for lack of firestopping material in the first-floor ceiling while the second floor was occupied.

- \$12,500 in penalties issued to Dan Ye for violations recorded at 962 46<sup>th</sup> Street. DOB inspectors issued violations for failure to safeguard the construction site, blocked egress, and work not conforming to approved plans, after observing flooring had been removed from the second floor and had exposed the floor joists, and an unapproved bathroom installation in the cellar.
- \$12,500 in penalties issued to Yechezkel Grinfeld for violations recorded at 5403 19<sup>th</sup> Avenue. DOB inspectors issued violations for failure to comply with a previously issued DOB Stop Work Order, after workers continued to perform work for a horizontal enlargement project despite being on notice of an active Stop Work Order at the work site.
- \$10,000 in penalties issued to Moshey Nussenzweig for violations recorded at 540 Graham Avenue. DOB inspectors issued violations for failure to safeguard after observing that construction operations caused the sidewalk to crack and drop from the foundation of the neighboring building. Inspectors also observed nails protruding from the plywood construction fence into the public walkway creating a hazard for pedestrians.
- \$10,000 in penalties issued to 91 M&F Management LLC for violations recorded at 91 De Sales Place. DOB inspectors issued violations for failure to safeguard after inspectors observed poured concrete walls that had been placed directly against the structure of the adjacent building, putting weight on the building and creating potential structural concerns.
- \$3,700 in penalties imposed on 1698 Street Realty LLC for violations recorded at 8610 17<sup>th</sup> Avenue. DOB inspectors issued administrative code violations for failure to obtain a permit for an outdoor sign advertising a business no longer on the premises, as well as failure to have a licensed sign hanger remove the sign, and for having a sign exceeding the maximum surface size for a C1-2 Commercial overlay district.





- Following a padlock closure petition filed by DOB for 731 Drew Street due to storage of building materials and use of contractor's yard in a residential district, a DOB reinspection of the location determined that illegal use had been discontinued. The commercial construction materials had been removed from the property.



- A closure order was rescinded for 106 Lawrence Avenue which was padlocked in 2018 due to use of commercial vehicle storage in a residential district. A reinspection showed the lot has been cleared of vehicles.



**Manhattan**

- \$16,500 in penalties issued to MP 1291 Trust for violations recorded at 150 East 87<sup>th</sup> Street. DOB inspectors issued violations for work without a permit for an stove and gas line installation, for failure to have a new or altered plumbing system tested after installing gas lines for two commercial dryers without an inspection or DOB certification, and for lack of automatic sprinklers for the commercial gas dryers.
- \$10,000 in penalties issued to the Rinaldi Group of NY for violations recorded at 2226 3<sup>rd</sup> Avenue. DOB inspectors issued violations for failure to safeguard the construction site after observing an exterior wall along the lot line that was incomplete and where no measures were taken to protect the adjacent property, creating extensive water damage to the adjacent property's cellar.
- \$10,000 in penalties issued to Structure Tone LLC for violations recorded at 60 Wall Street. DOB inspectors issued violations for failure to safeguard construction workers after one of the workers fell 30 feet while installing decking on the third floor.
- \$10,000 in penalties issued to 191 Chelsea LLC for violations recorded at 191 7<sup>th</sup> Avenue. DOB inspectors issued violations for failure to safeguard the public after a drop ceiling was installed in the building which was illegally blocking 60 feet of sprinkler heads, in addition to the main staircase of the building being illegally obstructed by newly constructed walls.
- \$10,000 in penalties issued to Nova Construction Service for violations recorded at 320 East 42<sup>nd</sup> Street. DOB inspectors issued violations for failure to safeguard the public and property at a construction site after a metal brace fell and caused damage to a car parked across the street from the worksite during operations to install a scaffold.
- \$10,000 in mitigated penalties imposed on 435 Realty LLC for violations recorded at 435 Fort Washington Avenue. DOB inspectors issued violations for multiple signs installed that are prohibited in a residential district in the Zoning Resolution.



## Queens

- \$117,750 in penalties issued to Jin Shen Jiang for violations recorded at 63-15 136<sup>th</sup> Street. DOB inspectors issued violations for illegal conversion after finding the first floor of the legal two-family dwelling had been illegally converted by adding four Single Room Occupancy (SRO) units. Inspectors also cited the property owner for occupancy contrary to Certificate of Occupancy, and safety violations including lack of required means of egress, lack of automatic sprinklers or fire alarm system, bedrooms that were smaller than allowed by Code, as well as lack of adequate light and ventilation.
- \$81,875 in penalties issued to 3433 Realty LLC for violations recorded at 34-33 32<sup>nd</sup> Street. DOB inspectors issued violations for illegal conversion issues at the building after finding that part of the apartment building on the 3<sup>rd</sup> floor was being illegally used for short-term transient use by multiple guests. Inspectors also issued safety violations for lack of appropriate egress, as well as lack of automatic sprinklers and fire alarm system as required for transient use.
- \$20,000 in penalties imposed on 114-02 Liberty Avenue Corporation for violations recorded at 114-02 Liberty Avenue. DOB inspectors issued administrative code violations to the property owner for acting as an outdoor advertising agency without registration, failure to obtain a permit, and failure to engage a licensed sign hanger.





- \$10,000 in penalties issued to Feng Ye for violations recorded at 42-50 65<sup>th</sup> Place. DOB inspectors issued violations for the Construction Superintendent's failure to perform their required duties, including failure to have adequate site safety orientation records for the workers on site. At the location, DOB inspectors also observed inadequate housekeeping, no guard rails, inadequate roof protection, and no design drawings at the site.
- \$2,500 in penalties imposed on Paris Productions and Studio for violations recorded at 58-02 Laurel Hill Boulevard. DOB inspectors issued violations for a sign installed on a monopole without a permit.



- A petition to padlock 95-01 Northern Boulevard was filed by DOB at the Office of Administrative Trials and Hearings (OATH), after DOB inspectors observed that the parking lot of the commercial business was being illegally used for commercial auto repair.



- Warning letters were sent to the owners and occupants of 22-22 Lee Court indicating that the property could be padlocked if they do not discontinue the illegal use of the property for dead storage of motor vehicles and commercial auto repairs. A subsequent inspection found that the tenant removed the vehicles and auto repair equipment.



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