

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

- 10 violations and \$130,000 in penalties imposed for failure to safeguard construction sites at 10 locations.
- 9 violations and \$246,000 in penalties, including daily penalties, imposed for illegal building alterations at 1 location.
- 17 violations and \$95,500 in penalties, including daily penalties, for illegal transient use at 3 locations.

Below are individual enforcement highlights for December 2025:

Construction and Design Professionals

- DOB’s Special Enforcement Team (SET) audited nine professionally certified applications submitted by Professional Engineer Tim Tsai and found major code non-compliances, including filing minor Alteration applications despite proposing changes in use, egress, and/or occupancy, which require Alteration C/O applications for a new or amended Certificate of Occupancy; proposing plans that lack sufficient clarity to show compliance with applicable laws and regulations; proposing plans indicating kitchenettes without ventilation; proposing plans that indicate alteration that do not comply with accessibility; 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 Professional Engineer agreed to.

Bronx

- \$5,000 in penalties imposed on Mansit Singh Johal for violations recorded at 3821 Cannon Place. DOB inspectors issued violations for illegal conversions after inspectors found the legal two-family dwelling converted into a four-family dwelling by the addition of Single Room Occupancies (SROs) outfitted with key locks.
- Following a padlock warning letter, the property owners of 3138 Arnow Place agreed to cease use of their vacant residential lot as a commercial tow yard. Corrected conditions below.



Brooklyn

- \$80,000 in penalties imposed on 1325 Inwood Avenue LLC for violations recorded at 1325 Inwood Avenue. DOB inspectors issued violations for illegal conversions after inspectors found the cellar and first floor of the property converted to include three additional Single Room Occupancies (SROs) with key locks and personal items.
- \$10,000 in penalties imposed on Kings and Queens Holdings LLC for violations recorded at 665 New York Avenue. DOB inspectors issued violations for failure to safeguard after the stalled construction site at a vacant 6-story apartment was left unguarded with the garage door, main door into the building, and a gate on the chain link fence left open.
- \$10,000 in penalties imposed on ZAQ Constriction Inc. for violations recorded at 500 Van Buren Street. DOB inspectors issued violations for failure to safeguard

after construction debris including aluminum siding and an insulation board fell unto adjacent property.

- \$10,000 in penalties imposed on Ador Builders LLC for violations recorded at 665 New York Avenue. DOB inspectors issued violations for failure to safeguard after inspectors observed a large opening and cracked masonry units in a rear wall. Inspectors also observed lack of protective shoring around an excavation area, as well as poor egress/ingress at the site.
- \$10,000 in penalties imposed on Zevulan Yisacher Realty Corp for violations recorded at 1571 42nd Street. DOB inspectors issued violations for failure to safeguard after observing a ceiling cover and wood floor removed in an apartment in an occupied multiple dwelling, which exposed joists with no firestopping in place.
- DOB executed padlock closure orders at 32-19, 32-25, 32-29 & 32-37 Linden Place for commercial vehicle storage, boat storage, and building materials storage for use as a contractor's yard in an R6 residence district. The closure order was executed after the property owner failed to remove the prohibited zoning conditions by the stipulated compliance date.



- The owner of 761 Schenck Avenue signed a padlock stipulation agreement with DOB to remove an auto sales business occupying a vacant residential lot. All vehicles were removed, with corrected conditions pictured below.



- DOB rescinded a 2020 closure order at 65 Montauk Ave after the property owner discontinued the illegal dead storage of motor vehicles and junk salvage storage in an R5 residence district. Corrected conditions below.



Manhattan

- \$37,625 in penalties imposed on 722-724 Tenth Avenue Holding for violations recorded at 722 Tenth Avenue. DOB inspectors issued violations for illegal conversions after inspectors found recurring transient use at the permanent residential dwelling. Inspectors also issued violations for lack of required means of egress, lack of automatic sprinkles and automatic fire alarm system which are required for transient use properties.
- \$25,000 in penalties imposed on Suffolk Construction Company for violations recorded at 301 Park Avenue. DOB inspectors issued violations for failure to safeguard following a fatal fall that occurred when the worker stepped through a

6th floor ceiling panel, and inspections revealed that the area where the incident took place lacked proper illumination and guardrails.

- \$10,000 in penalties imposed on Empire NY Installations I for violations recorded at 630 Park Avenue. DOB inspectors issued violations for failure to safeguard after the contractor failed to secure the wheel components of a supported scaffold during removal and damaged a car during dismantling operations.

Queens

- \$50,000 in penalties imposed on Celeste Polo for violations recorded at 49 Kew Gardens Road. DOB inspectors issued violations for illegal conversions after inspectors responded to a fire at the property and found illegal additional dwelling units created in the cellar, first floor and attic.
- \$25,000 in penalties imposed on White Street Holdings Inc. for violations recorded at 73-19 68th Avenue. DOB inspectors issued violations after approximately 20 linear feet of a construction fence collapsed at a new building site, undermining the retaining wall at the adjoining property and putting the site at risk of unauthorized entry.
- \$21,250 in penalties imposed on 14-55 Broadway LLC for violations recorded at 14-55 Broadway. DOB issued violations for three attorney advertisings posted without a permit, without engaging a licensed sign hanger, without the required UR decal, and in violation of the Zoning Resolution.



- \$10,000 in penalties imposed on Yue Jiao Yang for violations recorded at 55-36 66th Street. DOB inspectors issued violations for failure to safeguard after three workers were found cutting and welding a metal fence with no hot work permit, no grinder guard or fire extinguisher on site, and were observed using power tools that were not connected to a ground-fault circuit interrupter (GFCI), which prevents electrocution and reduces fire risks.

- \$10,000 in penalties imposed on Abington Capital LLC for violations recorded at 350 Beach 79th Street. DOB inspectors issued violations for failure to safeguard the job site after inspectors observed a fence unlocked and swung open and plastic barriers toppled, leaving the site unsecure and open to the public.
- The owner of 95-01, 95-03 and 95-05 134th Street signed a stipulation agreement with DOB to remove the commercial vehicle storage, commercial container storage and junk storage on their properties located in an R4A residence district.



- DOB rescinded a closure order at 78-01 149th Avenue issued in 2024 for illegal dead storage of motor vehicles and junk salvage storage in an R4 residence district. The property owner removed the illegal storage. Corrected conditions pictured below.



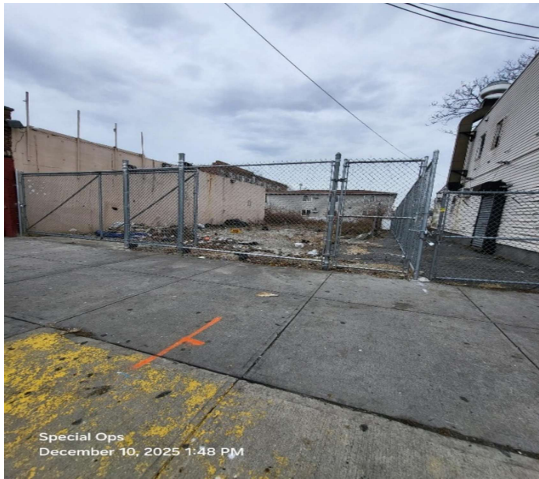
- DOB rescinded a closure order at 155-35 Linden Boulevard issued in 2022 for boat storage and commercial vehicle storage in an R3-1 residence district. The owner removed the boat and dumpster truck, and the remaining vehicles are registered and legally parked. Corrected conditions below.



- DOB rescinded a closure order at 186-09 122 Avenue & 121-57, 121-59, 121-61, 121-63, 121-65, 121-67, 121-69 Farmers Boulevard issued in 2005 for dead storage of motor vehicles and junk salvage storage in an R3-2/R2/C1-2 residence district. The property owner removed all vehicles and junk from this group of vacant residential lots. Corrected conditions pictured below.



- DOB rescinded a closure order at 146-85 Guy R. Brewer Boulevard issued in 2019 for dead storage of motor vehicles in an R5B/C2-2 residence district after the property owner removed all vehicles from lot. Corrected conditions pictured below.



- Following a padlock warning letter, the property owners of 99-73 164th Ave discontinued the dead storage of vehicles from their vacant residential lot. Corrected conditions below.



Staten Island

- \$17,500 in penalties imposed on 4949 Arthur Kill Road LLC for violations recorded at 4949 Arthur Kill Road. DOB inspectors issued violations for multiple prohibited signs posted on a construction fence. Violating conditions pictured below.



- Following community complaints at 16 May Ave about the dead storage of a motor vehicle in a R3X residence district, the vehicle was flagged for removal by NYPD Community Link. Tow operation and corrected conditions pictured below.



- The property owners of 2246 Forrest Avenue signed a stipulation agreement with DOB to remove 42 commercial shipping containers stored at their retail tire business located in a R3-2/C2-1 district. Corrected conditions pictured below.

