

DOB ISSUES MONTHLY ENFORCEMENT BULLETIN

Report Highlights DOB Enforcement Outcomes from August 2020 to Deter Bad Actors and Keep New Yorkers Safe

New York, NY — Today, the New York City Department of Buildings released its August 2020 enforcement bulletin, 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 for construction professionals. Today's bulletin includes summaries of DOB-imposed disciplinary actions, including penalties and 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 took a number of major enforcement actions in August, including:

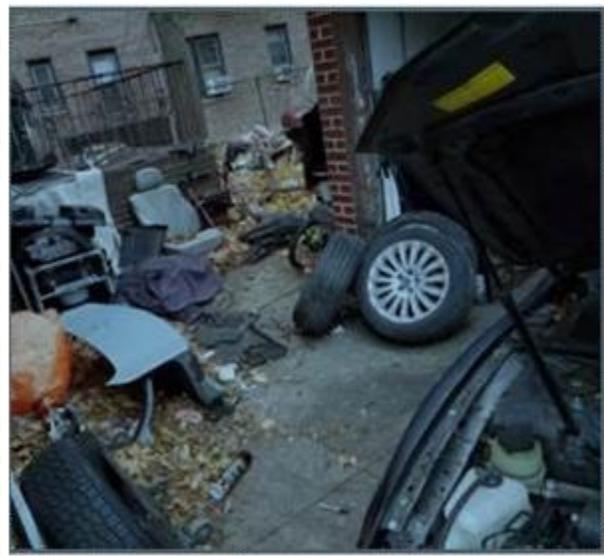
- Nine violations and \$124,750 in penalties, including daily penalties, issued for illegal building alterations at two separate locations.
- 13 violations and \$130,000 in penalties issued for failure to safeguard construction sites on 13 separate occasions.
- Ten violations and \$136,625 in penalties, including daily penalties, issued for illegal transient use at three separate locations.
- Seven violations and \$70,000 in penalties issued to seven different individuals for failure to carry out duties of construction superintendents.

Below are individual enforcement highlights for August 2020:

Brooklyn

- \$6,250 in total penalties issued to Tracking Number Holder Rennon Construction Corp., for failure to properly install a sidewalk shed and scaffold located at 457 Lafayette Avenue, Brooklyn. DOB inspectors observed that the sidewalk shed at the location was tilted towards the street, and the scaffold netting was torn and inadequate.
- \$2,500 in total penalties issued to Safety Registrant YKY Construction Inc., for failure to ensure that construction workers were given a site safety orientation at a job site located at 3801 Fort Hamilton Parkway, Brooklyn.

- \$5,000 in total penalties issued to 1235 Herkimer Realty LLC., for failure to comply with the Governor’s Executive Order halting all nonessential construction in New York City after DOB inspectors found two workers on a jobsite at 1235 Herkimer Street, Brooklyn, without a Certificate of Authorization.
- \$5,000 in total penalties issued to Safety Registrant Pro-One Contracting Corp., for failure to comply with the Governor’s Executive Order halting all nonessential construction in New York City after DOB inspectors found three workers on a worksite at 11 3rd Street, Brooklyn, without a Certificate of Authorization.
- \$3,125 in total penalties issued to Kolel Beis Yakov LLC, after DOB inspectors observed multiple steel containers illegally stored on a vacant lot in a residential neighborhood located at 925 Ocean Avenue, Brooklyn.
- The owner of 1715 East 17th Street, Brooklyn, was cited for illegally using the premises for auto repairs and dead vehicle storage. Prior to a hearing with OATH, the owner agreed to a stipulation to stop the illegal use, effective October 31, 2020. The premises will be monitored for compliance at that time.



Bronx

- \$6,250 in total penalties issued to Aqua 2939 GC LLC, after DOB inspectors found the building facade at 2939 Grand Concourse in a state of severe disrepair with vertical cracks, a bulging wall, and missing mortar joints.
- \$2,500 in total penalties issued to 990 Anderson Ave Corp., owners of 990 Anderson Avenue, Bronx, after a DOB inspection found two elevators in the building that did not have door lock monitoring devices installed, as required by Code.
- \$10,000 in penalties issued to Gerard Management Inc, for displaying an advertising sign without a permit at 68 East 161st Street, Bronx.



Manhattan

- \$10,000 in total penalties issued to Safety Registrant Alba Services, for using an articulating boom crane to lift construction debris from a work site at 13 Laight Street, Manhattan, into a dumpster, without having a Certificate of Operation for the crane or filing a Crane Notice, and for operating the crane without an Hoist Machine Operator license.
- \$20,625 in total penalties issued to Tracking Number Holder Bayside Contracting Inc., after DOB inspectors discovered many dangerous conditions at a construction site at 26 West 17th Street, Manhattan, including workers on the 12th floor level on supported scaffold without safety harnesses, unsecured tools, missing planks and unsecured sections on the supported scaffold, no roof protection in place for the adjoining property, no approved plans on site, and safety logbooks that were not properly maintained.
- \$10,000 in total penalties issued to Safety Registrant Hudson Yards Const II LLC, after a DOB inspection found inadequate, unsecured vertical netting throughout the jobsite at 415 10th Avenue, Manhattan. DOB inspectors also determined that safeguards at the site had not been implemented to protect workers, after they observed bent rebar rods protruding from concrete near the staircases on various floors, posing a potential hazard.
- \$4,900 in total penalties issued to General Contractor Atomic Contracting Inc., after DOB inspectors found a sidewalk shed at a worksite at 152 West 140 Street, Manhattan that was not properly installed. The sidewalk shed was missing wooden parapet panels, had defective lighting, did not extend the required 5 feet past the property line, and lacked required guard rails.

- \$5,000 in penalties issued to Tishman Speyer Archstone-Smith, for a zoning violation due to a Privately-Owned Public Space (POPS) at 303 East 83rd Street, Manhattan, that was found to be improperly maintained per the discretionary zoning agreement. DOB inspectors found deteriorated walls at the POPS and a vent that had been installed at the location contrary to the approved plans.
- \$11,250 in total penalties issued to Park Circle J LLC, for having four commercial gas dryers and gas lines installed without a permit, dryers with flex hoses, having gas supplied to the building from an active meter without a DOB inspection, and for failure to have a gas line tested at 15 West 107th Street, Manhattan.
- \$2,500 in total penalties issued to Fanny Gurnberg & Assoc., for failure to maintain the exterior walls of 66 West 77th Street, Manhattan, after DOB inspectors observed loose mortar joints and cracks along the building's facade.
- \$25,000 in penalties issued to 14th Street Associates LLP for displaying an unregistered outdoor advertising sign without a permit, in a prohibited zone, without required decals and without contracting a licensed sign hanger, at 1 Union Square South, Manhattan. The sign has since been removed.



- The owner of 417 West 44th Street, Manhattan, was cited for illegally using the premises as a bicycle sales and repair store. Following an OATH hearing, an Order of Closure was issued, and the site was padlocked. The premises will be monitored for compliance.



Queens

- \$12,500 in penalties issued to Safety Registrant T & S Home Improvement Inc., for not having a Competent Person on site as required at a construction site at 132-39 Avery Avenue, Queens. DOB inspectors also observed that the pedestrian protection for the adjoining building's entryway did not meet code requirements.
- \$10,000 in total penalties issued to Tracking Number Holder RCD Restoration Inc., for failure to designate a site safety manager at a construction site at 61-15 97th Street, Queens.
- \$67,750 in total penalties issued to 132-25 Maple Avenue Ventures, owners of 132-25 Maple Avenue, Queens, after DOB inspectors found a single family apartment unit in a multiple dwelling building had been illegally converted, with the addition of four separate illegal Single Room Occupancy (SRO) units, created with insufficient floor space, and insufficient means of egress. The inspection team counted a total of 9 beds in a 3-bedroom apartment and an additional 2 beds folded up in the living room. A makeshift bedroom was in the living room as well, with padlocked cabinets and luggage.
- \$5,000 in penalties issued to Aragon Realty Inc, for displaying an outdoor advertising sign without a permit at 40-23 Main Street, Queens. The sign has since been removed.



Construction and Design Professionals

- Following an audit of six professionally certified sidewalk shed applications submitted by Professional Engineer Jafar Haider, the Department found major code non-compliances, including insufficient structural designs, and a failure to provide details for scaffolds to be supported on sidewalk sheds. Mr. Haider agreed to a voluntary surrender of Professional Certification and Directive 14 privileges following a wind-down period, which concluded August 1, 2020.
- Following an audit of five professionally certified sidewalk shed applications submitted by Professional Engineer Samir Abdalla, the Department found major code non-compliances, including insufficient structural designs and a failure to provide details for scaffolds to be supported on sidewalk sheds. Mr. Abdalla agreed to a voluntary surrender of Professional Certification and Directive 14 privileges following a wind-down period, which concluded August 1, 2020.
- Following an audit of eight professionally certified applications submitted by Professional Engineer Eduard Grinfeld, the Department found major code non-compliances, including proposing changes in use, egress and/or occupancy under Alteration Type 2 applications, when they require Alteration Type 1 applications for a new or amended Certificate of Occupancy; inadequate egress issues; inadequate fire-rated materials and fire separation; inadequate light, air, ventilation, and room sizes; proposal of an extension that increases the degree of zoning bulk non-compliance; converting non-habitable space to habitable space below the design flood elevation without complying with flood resistant design requirements; and various other violations of code and rules. Mr. Grinfeld agreed to a voluntary surrender of Professional Certification and Directive 14 privileges following a wind-down period, which concluded August 1, 2020.
- Site Safety Coordinator Michael Rattacasa was disciplined for disregarding the NYC Construction Codes and making a false statement on a document submitted to the

Department. Mr. Rattacasa agreed to a voluntary surrender of his registration, effective August 5, 2020.

For previously issued Enforcement Action Bulletins, please visit our [website](#).

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