

NYCServ Violation Copy

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34744309L



NOTICE OF VIOLATION AND HEARING



COMMISSIONER OF THE DEPARTMENT OF BUILDINGS
OF THE CITY OF NEW YORK, PETITIONER, AGAINST

Violation No. 34744309L
ENVIRONMENTAL CONTROL BOARD

Respondent	First name (or entity name) URBAN Property Management	Last name (Richard Murphy)
<input type="checkbox"/> Mailing address (Check if same address as place of occurrence)	Number and street 400 WEST 5th STREET	City New York
	State NY	Zip code 10019
Additional mailing to be sent (agent, care of, other):		License No. (if Applicable)
Name		Project Code
First name	Last name	Company
Mailing address		City
Number and street	State	Zip code

Commissioner's Order To Correct Violations

Place of occurrence 57 West 10th Street	Boro MAN	Date of violation 05/12/09	Type LL	Dist. F	Code L	No. 04
Construction type Local Law	BIN No. 1009559	No. of stories 8	Block 574	Lot 172	Occupancy at time of inspection RESIDENTIAL	Basis of violation UNSAFE

Based on an inspection of the premises and/or records of the Department, the undersigned has determined that you are in violation of the sections of law cited below, of Title 27, Title 28 of the NYC Administrative Code, the NYC Construction Codes, the NYC Zoning Resolution, the Reference Standards and/or Titles 1 and/or 2 of the Rules of the City of New York.

Violating Conditions Observed		Stop Work Order	Class 1	Class 2	Class 3	Recurring Condition
Infraction Code	Provision of Law	<input type="checkbox"/> Full <input type="checkbox"/> Partial	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B204	28-302.1					
FAILURE TO MAINTAIN EXTERIOR BUILDING SOUTH ELEVATION OBSERVE LARGE FLOWER POTS ON THE 8 FLOOR FIRE ESCAPE LANDING BLOCKING PATHWAY. ALSO FLOWER POTS ON FACADE SILL, ON THE FOURTH FLOOR.						
Remedy: MAINTAIN EXTERIOR BUILDING; REMOVE FLOWER POTS FROM FIRE ESCAPE LANDING; REMOVE FLOWER POT FROM SILL.						
<input type="checkbox"/> ILLEGAL CONVERSION - CLASS 1. Per 28-202.1 & 1RCNY 102-01, additional daily penalties for continued violation of 28-210.1 also applicable.						
<input type="checkbox"/> Per 28-202.1 & 1RCNY 102-01, additional "Class 1" daily or "Class 2" monthly penalty also applicable.						
<input type="checkbox"/> Aggravated II Condition per 1RCNY 102-01(f)						

The Commissioner of the Department of Buildings orders that you correct these conditions and file a certificate of such correction.

Important Information: As detailed in §28-201.4 and Section 102-01 of Subchapter B of Title 1 of the Rules of the City of New York, violations may be subject to aggravated penalties of the first order, which shall be imposed in accordance with the ECB Buildings Penalty Schedule.

Resolution options	
CURE DATE 06/22/09	HEARING DATE 07/02/09 at <input type="checkbox"/> 8:30 AM <input type="checkbox"/> 10:30 AM <input type="checkbox"/> 1:30 PM
<p>If a date appears in the box above, you may have the option to admit the violation and certify correction by the "cure date." By doing so, you avoid a hearing before the Environmental Control Board and any penalties which would be assessed at the hearing. Note: Depending on the violation, non-ECB civil penalties may apply before a cure can be granted. For more information, see reverse side of the respondent copy of this Notice of Violation.</p>	
<p>The hearing date above is mandatory if you are either charged with a Class 1 violation, or the violation is marked as an Aggravated II condition, or if no "cure date" is given on this Notice of Violation. Also, the above hearing date is mandatory for all other types of charges if a certificate of correction (or a cure) is not received by the date indicated to the left, or is not approved by the Department, or if you are offered but have not timely accepted a pre-hearing stipulation. Refer to the ECB Violation Penalty Table in the Reference area of www.nyc.gov/buildings or check the violation status on the BIS query on this website. YOU MUST ATTEND THE HEARING IF YOU WISH TO CONTEST THE VIOLATION</p>	
<p>Environmental Control Board hearing locations:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Queens, (718) 298-7300 - 144-06 94th Avenue, 1st fl. <input checked="" type="checkbox"/> Manhattan, (212) 361-1400 - 66 John Street, 10th fl. <input type="checkbox"/> Brooklyn, (718) 875-7428 - 233 Schermerhorn Street, 11th fl. <input type="checkbox"/> Bronx, (718) 993-6110 - 3030 3rd Ave., 2nd fl. <input type="checkbox"/> Staten Island, (212) 361-1400 - 350 St. Marks Place, 1st fl. <p>Proceedings will be held under the authority of the NYC Charter section 1049-a and the rules promulgated thereunder. This hearing is your opportunity to answer and defend against the allegations set forth above. Failure to appear, unless an appearance is not required through availability of a Cure or Stipulation (see reverse), will result in a default and imposition of maximum penalties.</p>	
<p>For more information. To reschedule your hearing or inquire about the case status, call the Environmental Control Board at the numbers listed above. For information on certifying correction of this violation, read instructions on the Certificate of Correction form, call the Department of Buildings at 311, or download the "ECB Violation Reference Guide" in the Reference Materials section at www.nyc.gov/buildings.</p>	

Issuing officer's last name, first initial (print) DE ALBA	I personally observed the violation(s) charged and/or verified their existence through review of departmental records.
Badge number 1759	Unit Code 100
Supervisor's signature C. J. Dolgan	Issuing officer's signature Richard Murphy
	This statement is affirmed under penalty of perjury.

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ECB-PC (Rev. 9/08)

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