

NYCServ Violation Copy

Internet



35151817K



NOTICE OF VIOLATION AND HEARING

AGGRAVATED I



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

Violation No. 35151817K
ENVIRONMENTAL CONTROL BOARD

Respondent	First name (or entity name) HIGH POINT ASSOCIATES XII LLC	Last name		
<input type="checkbox"/> Mailing address (Check if same address as place of occurrence)	Number and street 15165 VENTURA BLVD	City SHERMAN OAKS	State CA	Zip code 91403
Additional mailing to be sent (agent, care of, other):		License No. (If Applicable)	Construction Activity	
Name	First name	Last name	Company	
Mailing address	Number and street	City	State	Zip code

Commissioner's Order To Correct Violations

Place of occurrence	Boro	Date of violation	Type	Dist.	Code	No.
410 WEST 46 TH ST	M	04/17/15	C	MTA	KP	01
Construction type	BIN	No. of stories	Block	Lot	Occupancy at time of inspection	Basis of violation
W	1026461	5	1055	40	IND	054 1393803

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

Violating Conditions Observed		Stop Work Order <input type="checkbox"/> Full <input type="checkbox"/> Partial	Class 1 <input checked="" type="checkbox"/>	Class 2 <input type="checkbox"/>	Class 3 <input type="checkbox"/>	Recurring Condition <input checked="" type="checkbox"/>
Infraction Code	Provision of Law	Permanent dwelling used/converted for other than permanent-residential purposes. Noted: CoFO # 21126 indicates 5 story building to be legally approved as a class 1A apt building. Apt # 5A on 5th floor now converted and used for less than 30 days as permanent use. Previous viol. # 35034460K; 35007300X				
B1E5	28-210.3					
Remedy: Discontinue illegal use						
<input type="checkbox"/> ILLEGAL CONVERSION - CLASS 1. Per 28-202.1 & 1RCNY 102-01, additional daily penalties for continued violation of 28-210.1 or 28-210.3 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 orders that you timely correct these conditions and file a certificate of such correction. Uncorrected violations are subject to additional violations and penalties. IMPORTANT: See "Certifying Correction" on reverse.						

Important Information: As detailed in §28-201.4 and Section 102-01 of Subchapter 8 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	HEARING DATE 06/04/15 at <input checked="" type="checkbox"/> 9:30 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, additional DOB civil penalties (separate from ECB penalties) may apply before a cure can be granted. For more information regarding "cures", see reverse side of the respondent copy of this Notice of 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) 923-6100 - 9 Bond Street, 7th fl. <input type="checkbox"/> Bronx, (718) 993-6110 - 3030 3rd Ave., 2nd fl. <input type="checkbox"/> Staten Island, (718) 815-8385 - 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 you admit the violation or 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>	

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 Department of Buildings at 311, or visit the ECB Violation section at www.nyc.gov/buildings.

Issuing officer's last name, first initial (print)
PARCZEWSKI K.
Badge number 2224 Unit Code PC

I personally observed the violation(s) charged and/or verified their existence through review of departmental records.
Issuing officer's signature [Signature]
This statement is affirmed under penalty of perjury

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ECB-PC (Rev. 5/13)