


NYCServ Violation Copy

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35635241H




SUMMONS AND COMMISSIONER'S ORDER - CIVIL PENALTIES APPLY

SUMMONS NUMBER: 35635241H

ENFORCEMENT AGENCY: NYC DEPT OF BUILDINGS

AGENCY ADDRESS AND WEBSITE: 280 Broadway, New York, NY 10007 www.nyc.gov/buildings



RESPONDENT: PR 315 LLC (First Name/Entity, Last)

MAILING ADDRESS: 25 WEST 26TH STREET DOB License/Registration #: N/A
FL2 NEWARK NY 10018-7908

CELL PHONE: N/A

DATE OF OCCURRENCE: 12/27/2021 TIME OBSERVED: 3:28 am (pm)

PLACE OF OCCURRENCE: 315 WEST 35 STREET BOROUGH: MANHATTAN

BLOCK: 759 LOT 31 BIN: 1013574

You must appear or respond to the details of violation(s) below. For HOW TO RESPOND, see the back of this summons.

HEARING DATE: 03/24/2022 AT: 8:30 am 10:30 am 12:30 pm

OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS: MANHATTAN [Borough] (See reverse side for address)
 Phone: (844)628-4692

REFER TO THE SUMMONS NUMBER ABOVE ON ALL CORRESPONDENCE.

WARNING: If you do not appear or respond to this Summons, the City will decide the Summons against you and impose penalties. Failure to pay a civil penalty could lead to the denial of an application for, or the suspension, termination or revocation of a City license, permit or registration. In addition, the City may enter a judgment against you in court.

COMMISSIONER'S ORDER TO CORRECT VIOLATION CONDITION(S)

CURE DATE (Zero Penalty Option, if available): _____ Must Appear: (if disputing the charge)

Type of Construction: F&P No. of Stories: 14 Vio. Type: LL Dist. F Code 35 No. 02

Occupancy at Time of Inspection: Commercial Complaint#: N/A Related Job#: N/A
(if applicable) (if applicable)

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 the NYC Administrative Code, the NYC Zoning Resolution and/or Titles 1 or 2 of the Rules of the City of New York.

Violating Conditions Observed	Infraction Code	Class	Provision of Law	<input type="checkbox"/> Recurring Condition-Aggravated 1 per 1 RCNY 102-01(f)	<input type="checkbox"/> Stop Work/Vacate Order Issued <input type="checkbox"/> Full <input type="checkbox"/> Partial
	<u>B 2FR</u>	<u>2</u>	<u>1 RCNY 102-04 (b) (5) (ii)</u>		

ILLEGAL CONVERSION—CLASS 1 Per 28-202.1 & 1 RCNY 102-01 additional daily penalties for continued violation of Article 210 of Title 28 also applicable
 Per 28-202.1 & 1 RCNY 102-01, additional Class 1 daily or Class 2 monthly penalty may apply Aggravated II Condition per 1 RCNY 102-01(f)

Violation Detail(s): REMOVAL OF SIDEWALK SHEED AND OTHER SAFETY MEASURES WITHOUT DEPARTMENT APPROVAL. NOTED AT TIME OF INSPECTION. THE AMENDED TECHNICAL REPORT RECEIVED FROM PE/EA HAD NOT BEEN ACCEPTED, THE FACADES WERE STILL DESIGNATED AS UNSAFE. THE (PE) TECHNICAL REPORT WAS RECEIVED ON 12/10/2021. NO SAFETY MEASURES WERE IN PLACE AT TIME OF INSPECTION 12/27/2021. SAFETY MEASURES | SIDEWALK SHEED HAD BEEN REMOVED

Remedy: OBTAIN APPROVAL FROM D.O.B. FOR THE REMOVAL OF SIDEWALK SHEED SAFETY MEASURES AS PER 1 RCNY-102-04 (b) (5) (ii)

THE COMMISSIONER ORDERS THAT YOU TIMELY CORRECT THESE CONDITIONS AND FILE A CERTIFICATE OF SUCH CORRECTION. See 1 RCNY 102-01 and the reverse for instructions on certifying correction. Uncorrected violations are subject to additional violations and penalties. For certain charges, additional DOB civil penalties may apply pursuant to sections 28-213.1, 28-219.1 and 28-207.2.6 of the Administrative Code. A property owner may be liable for payment of these additional civil penalties even if not cited as respondent on this summons.

NYC Charter Sections 1048 and 1049-a and the Rules of the City of New York authorize the NYC Office of Administrative Trials and Hearings (OATH) to hold hearings. For hearing options, see other side of this notice.

I, an employee of the Department of Buildings, affirm under penalty of perjury that I personally observed the commission of the violation(s) charged above and/or verified their existence through a review of departmental records. False statements made herein are punishable as a Class A Misdemeanor pursuant to section 210.45 of the Penal Law.

Issuing Officer: J FALLON Signature: _____ Badge# 2864 Unit Code: FA

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ECB-PC (Rev. 4/20)