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SUMMONS FOR CIVIL PENALTIES ONLY

000695265R

SUMMONS NUMBER: 000695265R

Environmental Protection

ENFORCEMENT AGENCY NAME: DEPT. OF ENVIRONMENTAL PROTECTION

DIVISION: Air & Noise Enforcement

AGENCY CONTACT INFORMATION

RESPONDENT:	Harlem River Point North, LLC	DBA:	
MAILING ADDRESS:	2259 7th Avenue 1W NEW YORK, NY 10027	ID NUMBER: YAMLD TYPE OF ID AND ISSUED BY:	

DATE OF OCCURRENCE: 1/21/2026 TIME OF OCCURRENCE: 11:59 PM

PLACE OF OCCURRENCE: 1951 PARK AVENUE, APT. N407 BOROUGH: MN

The respondent is summoned to appear and respond to the details of violation(s) stated below.

HEARING DATE: 7/13/2026 TIME: 9:00 AM

OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS

FOR HEARING OPTIONS, SEE THE BACK OF THIS PAGE
REFER TO THE SUMMONS NUMBER ABOVE ON ALL CORRESPONDENCE

WARNING: If you do not show up for your hearing (or pay the penalty by mail if permitted) the City will decide the Summons against you and penalties will be imposed. 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.

Details of Violation(s)

After investigation, the enforcement agency has found there is a reason to believe that Respondent (the person or entity named on this summons) has violated the following section of Title 24, Chapter 1, of the New York City Administrative Code (Air Pollution Control Code):

DESCRIPTION OF VIOLATION: 05-02-26, NO Mold Work Plan has been filed for this property prior to 05-02-26. Mold Remediation Work Plans must be filed with DEP no later than TWO (2) DAYS before the commencement of mold remediation work by a licensed contractor. HARLEM RIVER POINT NORTH LLC, the owner, property manager and/or responsible party of 1951 PARK AVENUE APT N407 MANHATTAN, failed to hire a Mold Remediation Licensed contractor who could lawfully filed a mold work plan notification with DEP. HPD issued a Mold Defect Letter on 01-21-26 after finding that the 20 sqft of mold violation at said property was rectified and completed [mold problem was remediated but paperwork from licensed contractor was not available] based on their FIRST inspection on 08-23-24 (when according to HPD INSPECTOR mold was present in the property) and subsequent RE-INSPECTION of the project site on 01-18-26 (when according to HPD INSPECTOR mold was NO LONGER present in the property) RESULTING IN issuance of DEFECT LETTER on 01-21-26 which is only issued when mold remediation is done but no paper work is filed

Infraction Code	Infraction Description
§ 24-154(b)	Mold assess/abate/ remediation done by covered or unlicensed person - 1st offense

EQUIPMENT / APPARATUS IN VIOLATION: The owner, property manager and/or responsible party failed to hire a Mold Remediation Licensed contractor.

Note: The respondent may have to pay penalties for each charge listed on this violation. The penalties are on the back of this form. The respondent may have to pay penalties for each day during which there is a violation.

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 agency named above, 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.

Signature:_____ Title: Inspector

Print Name: Michael Gerena 3 Badge Number: 1588 Agency Code: BAR