# NYCServ Violation Copy

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35483448P

NYC Buildings

SUMMONS AND COMMISSIONER'S ORDER• CIVIL PENALTIES APPLY

35483448P

**SUMMONS NUMBER: 35483448P**

**ENFORCEMENT AGENCY: NYC DEPT OF BUILDINGS**

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

**RESPONDENT:** 304 St Nicholas LLC (First Name/Entity, Last)

**MAILING ADDRESS:** ~~304 St Nicholas LLC~~ ~~232 Hollywood~~ 232 Hollywood Xing ~~232 Hollywood Xing~~ Lawrence New York 11559 **DOB License/Registration #:**

**CELL PHONE:** N/A

**DATE OF OCCURRENCE:** 07/01/2024 **TIME OBSERVED:** 9:39 am / pm

**PLACE OF OCCURRENCE:** 304 St Nicholas Avenue **BOROUGH:** Brooklyn

**BLOCK:** 3338 **LOT** 35 **BIN:** 3076398

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

**HEARING DATE:** 12/11/24 **AT:** ☑ 8:30 am ☐ 10:30 am ☐ 1:30 pm

**OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS:** Brooklyn [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):** 12/02/24 **Must Appear:** ☐ (If disputing the charge)

**Details of Violation(s)**

**Type of Construction:** Masonry **No. of Stories:** 3 **Vio. Type:** HPD **Dist.** — **Code** — **No.** —

**Occupancy at Time of Inspection:** _____ **Complaint#:** _____ (If applicable) **Related Job#** _____ (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 | ☐ Recurring Condition- Aggravated I per 1RCNY 102-01(f) | Stop Work/Vacate Order Issued ☐ Full ☐ Partial # |
|---|---|---|---|---|---|
| | B-203 | 2 | 28 118 3.2 | | |

☐ **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): Occupancy Contrary to that allowed By Lfo and/or the Department of Buildings Records. Public entered unto an Illegal Class A1 apartment at Basement Rooms used for living, Kitchen sink present also present a Bathroom complete with Water closet, wash basin and shower stall No vacate warranted

Remedy: Discontinue Illegal use of amended Lfo

THE COMMISSIONER ORDERS THAT YOU TIMELY CORRECT THESE CONDITIONS AND FILE A CERTIFICATE OF SUCH CORRECTION. See 1RCNY 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:** Insp S. Bartos **Signature:** _____ **Badge#** 3960 **Unit Code:** HPD

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ECB-PC (Rev. 1/19)