NYCServ Violation Copy

Internet

35679840Y

NYC Buildings

SUMMONS AND COMMISSIONER'S ORDER• CIVIL PENALTIES APPLY

35679840Y

SUMMONS NUMBER: 35679840Y

ENFORCEMENT AGENCY: NYC DEPT OF BUILDINGS

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

RESPONDENT: OAC Adelphi, LLC (First Name/Entity, Last)

MAILING ADDRESS: 894 Avenue of the Americas **DOB License/Registration #:** /

New York NY 10001-3508

CELL PHONE: N/A

DATE OF OCCURRENCE: 02/09/2024 **TIME OBSERVED:** 1:40 am /(pm)

PLACE OF OCCURRENCE: 109 West 24 Street **BOROUGH:** MANHATTAN

BLOCK: 800 **LOT** 33 **BIN:** 1014982

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

HEARING DATE: 04/18/2024 **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)

☐ 1-2 Family Property **Details of Violation(s)**

Type of Construction: Fisp **No. of Stories:** 7 **Vio. Type:** LL **Dist.** FA **Code** NS **No.** 01

Occupancy at Time of Inspection: Commercial **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 #
	B104	1	28-302.1		

☐ 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): Failure To Maintain Building Exterior Walls Facade and Appurtenances: Observed at Exposure 1 South Elevation Damaged at Roof Cornice, Spalled Stone at 6th Floor, Crack Window Pane at 6th Floor, Spalling at South West Corner and Damaged Joints at East End, and on 1 Floor Broken Entry Door Glass panel at Retail/Commercial Area. Exposure 2 West Elevation 5 Floor Damaged at Window area. Exposure 4 Damaged Stucco and Coping Stone.

Remedy: Maintain Building Exterior Walls Facade and Appurtenances Provide Safety Measures Repair Defect as per 1RCNY 103-04

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: Norbert Sylvester **Signature** Norbert Sylvester **Badge#** 2965 **Unit Code:** F A

35679840Y

ORIGINAL - OATH/ECB COPY

ECB-PC (Rev. 8/21)