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35684277K

NYC Buildings

SUMMONS AND COMMISSIONER'S ORDER• CIVIL PENALTIES APPLY

35684277K

SUMMONS NUMBER: 35684277K

ENFORCEMENT AGENCY: NYC DEPT OF BUILDINGS

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

RESPONDENT: LOONEY BIN REALTY LLC (First Name/Entity, Last)

MAILING ADDRESS: 25-17 33RD STREET LONG ISLAND CITY, NY 11102

DOB License/Registration #:

CELL PHONE: N/A

DATE OF OCCURRENCE: 10/31/2024

TIME OBSERVED: 11:00 am/pm

PLACE OF OCCURRENCE: 25-17 33rd Street, Queens

BOROUGH: Queens

BLOCK: 681 **LOT** 122 **BIN:** 4009331

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

HEARING DATE: 1/7/2025 **AT:** ☑ 8:30 am ☐ 10:30 am ☐ 12:30 pm

OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS: Queens [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: III **No. of Stories:** 3 **Vio. Type:** C **Dist.** MN **Code** YS **No.** 03

Occupancy at Time of Inspection: Mixed Use **Complaint#:** OSE (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 #
	B102	1	28-301.1		

☐ **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 in a code compliant manner, Lack of a system of automatic sprinklers where required as per BC 903.2 and 27-954 for transient use at ground floor and cellar level duplex.

Prev. ECB Violation # 35660547

Remedy: Discontinue illegal occupancy

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: Y. Schwartz **Signature:** Y. Schwartz **Badge#** 3417 **Unit Code:** M I

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ECB-PC (Rev. 8/21)