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35689991K

NYC Buildings

SUMMONS AND COMMISSIONER'S ORDER• CIVIL PENALTIES APPLY

SUMMONS NUMBER: 35689991K

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ENFORCEMENT AGENCY: NYC DEPT OF BUILDINGS

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

RESPONDENT: 3971 Gouverneur LLC (First Name/Entity, Last)

MAILING ADDRESS: 42 west st Apt #240 Brooklyn NY 11222-6261 **DOB License/Registration #:**

CELL PHONE: N/A

DATE OF OCCURRENCE: 03/03/2025 **TIME OBSERVED:** 10:10 (am) pm

PLACE OF OCCURRENCE: 3971 Gouverneur Ave **BOROUGH:** Bronx

BLOCK: 3252 **LOT** 310 **BIN:** 2015483

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

HEARING DATE: 05/16/2025 **AT:** ☑ 8:30 am ☐ 10:30 am ☐ 12:30 pm

OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS: Bronx [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:** ☐

☐ 1-2 Family Property **Details of Violation(s)** (If disputing the charge)

Type of Construction: ~~FP~~ **No. of Stories:** 6B **Vio. Type:** LL **Dist.** FA **Code** DD **No.** 01

Occupancy at Time of Inspection: Residential **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 bldg exterior facade and appurtenances NOTE: At time of inspection, I observed Exp#1 East (I) cracked brick/mortar joints by windows multi loc. (II) deteriorated/sagging lintels multi loc. (III) inadequate repair/cracked brick/missing mortar joints @ sill/window -Exp#4 North (I) cracked brick at window spandrels multi loc. (II) cracked/missing mortar joints NorthEast corner by parapet level (III) broken window glass basement level.

Remedy: Maintain bldg exterior facade and appurtenances 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: D Diaz **Signature:** D Diaz **Badge#** 3635 **Unit Code:** FA

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ECB-PC (Rev. 8/21)