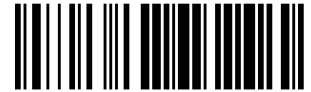


NYCServ Violation Copy

Internet



35726348L

NYC Buildings
SUMMONS AND COMMISSIONER'S ORDER • CIVIL PENALTIES APPLY
SUMMONS NUMBER: 35726348L
ENFORCEMENT AGENCY: NYC DEPT OF BUILDINGS
AGENCY ADDRESS AND WEBSITE: 280 Broadway, New York, NY 10007 www.nyc.gov/buildings

RESPONDENT: SCOTTI JR PHILIP A (First Name/Entity, Last)
MAILING ADDRESS: 1889 Broadway New York DOB License/Registration #: _____
NY 10023-7005
CELL PHONE: N/A

DATE OF OCCURRENCE: 12/16/2025 TIME OBSERVED: 1:35 am/pm
PLACE OF OCCURRENCE: 44 West 63 Street Manhattan NY 10023 BOROUGH: Manhattan
BLOCK: 1115 LOT: 57 BIN: 1027465

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

HEARING DATE: 3/19/2026 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): 3/13/2026 Must Appear: ☐
☐ 1-2 Family Property Details of Violation(s) (If disputing the charge)

Type of Construction: FISD No. of Stories: 14 Vio. Type: LL Dist. FA Code EM No. 02
Occupancy at Time of Inspection: Commercial Complaint#: _____ Related Job#: _____
(If applicable) (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
	<u>B204</u>	<u>2</u>	<u>28-302.1</u>		

☐ 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 Facade walls and appurtenances.
Note: At the time of inspection I observed at EX#3, South Elevator Cracked Terra-Cotta Stone at multiple locations. At Roof level Cracked Stucco at Bulkhead. These conditions are not mentioned in the QEWI (RA/PE) TRG-1003386-10A-A1, Amended SWAMP Report Dated: 11/05/2025

Remedy: Maintain exterior building facade walls and appurtenances, provide Safety Measures. Make facade Safe 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: Eric Melo Signature: [Signature] Badge: 3692 Unit Code: FA

ORIGINAL - OATH/ECB COPY

35726348L
ECB-PC (Rev. 8/21)