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37027147P

NYC Buildings

SUMMONS AND COMMISSIONER'S ORDER• CIVIL PENALTIES APPLY

SUMMONS NUMBER: 37027147P

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ENFORCEMENT AGENCY: NYC DEPT OF BUILDINGS

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

RESPONDENT: ELMWOOD GARDENS CONDOMINI (First Name/Entity, Last)

MAILING ADDRESS: 90-20 55TH AVE.
FLUSHING NY 11373-4597

DOB License/Registration #:

CELL PHONE: N/A

DATE OF OCCURRENCE: 3/19/2024

TIME OBSERVED: 10:00 (am)/pm

PLACE OF OCCURRENCE: 90-20 55 AVENUE

BOROUGH: QUEENS

BLOCK: 01857 **LOT** 7501 **BIN:** 4045951

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

HEARING DATE: 6/11/24 **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): N/A **Must Appear:** ☒ (If disputing the charge)

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

Type of Construction: **No. of Stories:** **Vio. Type:** CN **Dist.** 404 **Code** AA **No.** 184

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 #
	B263	2	28-204.4		

☐ **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 COMPLY WITH COMMISSIONER'S ORDER CONTAINED IN SUMMONS #39037895M ISSUED ON 3/17/2021, AND FAILURE TO FILE A CERTIFICATE OF CORRECTION PURSUANT TO 28.201.1 AND 1 RCNY 102-01(D)(2). AN ACCEPTABLE CERTIFICATE HAS NOT YET BEEN FILED DESPITE THE RESPONDENT'S ADMISSION TO THE CHARGE AND ENTERING INTO A STIPULATION ON 5/3/2021, AGREEING TO CERTIFY CORRECTION BY 7/17/2021.

Remedy: FILE A CERTIFICATE OF CORRECTION

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: AZER ATHANSIOS **Signature:** **Badge#** 2338 **Unit Code:** AE

ORIGINAL – OATH/ECB COPY

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ECB-PC (Rev. 8/21)