# NYCServ Violation Copy

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37027575L

NYC Buildings

**SUMMONS AND COMMISSIONER'S ORDER• CIVIL PENALTIES APPLY**

37027575L

**SUMMONS NUMBER: 37027575L**

**ENFORCEMENT AGENCY: NYC DEPT OF BUILDINGS**

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

**RESPONDENT:** OAC ADELPHI, LLC C/O: OKADA & COMPANY LLC (First Name/Entity, Last)

**MAILING ADDRESS:** 894 AVENUE OF THE AMERICAS

NEW YORK NY 10001-3508

**DOB License/Registration #:**

**CELL PHONE:** N/A

**DATE OF OCCURRENCE:** 4/11/2024

**TIME OBSERVED:** 10:00 (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:** 07/11/24 **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):** N/A **Must Appear:** ☒

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

**Type of Construction:** **No. of Stories:** 7 **Vio. Type:** LL **Dist.** 104 **Code** CW **No.** 409

**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 # |
|---|---|---|---|---|---|
| | B230 | 2 | 28-302.4 | | |

☐ **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 SUBMIT AN ACCEPTABLE REQUIRED CYCLE 8B AND 9B REPORT OF CRITICAL EXAMINATION DOCUMENTING CONDITION OF EXTERIOR WALL AND APPURTENANCES REQUIRED BY 28-302.4 FOR CONTROL# 901808.

AGG1: PRIOR NOV 37022889L UNDER 28-302.4

Remedy: SUBMIT ACCEPTABLE REQUIRED TECHNICAL REPORT

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:** CAROL WALDRON **Signature:** **Badge#** 9993 **Unit Code:** L9

ORIGINAL – OATH/ECB COPY

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ECB-PC (Rev. 8/21)