

NYCServ Violation Copy

Internet



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			DOB License/Registration #: _____														
NEW YORK NY 10001-3508																	
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: ☒ (If disputing the charge)																	
☐ 1-2 Family Property Details of Violation(s)																	
Type of Construction: _____ No. of Stories: 7 Vio. Type: LL Dist. 104 Code CW No. 409																	
Occupancy at Time of Inspection: _____ 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.																	
<table border="1"><thead><tr><th>Violating Conditions Observed</th><th>Infraction Code</th><th>Class</th><th>Provision of Law</th><th>☒ Recurring Condition- Aggravated I per 1RCNY 102-01(f)</th><th>Stop Work/Vacate Order Issued ☐ Full ☐ Partial</th></tr></thead><tbody><tr><td></td><td>B230</td><td>2</td><td>28-302.4</td><td></td><td></td></tr></tbody></table>						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		
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												
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☐ 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																	

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ECB-PC (Rev. 8/21)