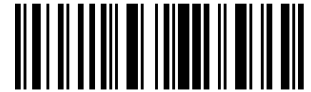


# NYCServ Violation Copy

## Internet



37029368H

**NYC**  
Buildings

SUMMONS AND COMMISSIONER'S ORDER • CIVIL PENALTIES APPLY

SUMMONS NUMBER: 37029368H

ENFORCEMENT AGENCY: NYC DEPT OF BUILDINGS

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

RESPONDENT: REALTY 38 LLC (First Name/Entity, Last)

MAILING ADDRESS: 45 N. STATION PLZ. STE 214 DOB License/Registration #:

GREAT NECK NY 11021-5007

CELL PHONE:

DATE OF OCCURRENCE: 9/27/2024 TIME OBSERVED: 10:00 am/pm

PLACE OF OCCURRENCE: 38-09 28 STREET BOROUGH: QUEENS

BLOCK: 385 LOT: 9 BIN: 4004659

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

HEARING DATE: 12/24/2024 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): 12/16/2024 Must Appear: ☐

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

Type of Construction: No. of Stories: Vio. Type: BL Device: Dist. 401 Code AA No. 241

Occupancy at Time of Inspection: Complaint#: 40000160674N0001 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 | <input type="checkbox"/> Recurring Condition- Aggravated I per 1RCNY 102-01(f) | Stop Work/Vacate Order Issued <input type="checkbox"/> Full <input type="checkbox"/> Partial |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------|------------------|--------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| <input type="checkbox"/> 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 | B265            | 2     | 28-303.7         | <input type="checkbox"/> Aggravated II Condition per 1 RCNY 102-01(f)          |                                                                                              |

Violation Detail(s): FAILURE TO FILE REQUIRED ANNUAL BOILER INSPECTION REPORTS FOR LOW-PRESSURE BOILER 40000160674N0001 IN ACCORDANCE WITH THE RULES OF THE DEPARTMENT. 1RCNY §103-01 (D) (1) REQUIRES THAT AN ANNUAL INSPECTION REPORT FOR LOW-PRESSURE BOILERS BE SUBMITTED FOR EACH INSPECTION CYCLE. NO ANNUAL BOILER INSPECTION REPORT HAS BEEN FILED WITH DOB IN OVER THREE YEARS.

Remedy: FILE THE REQUIRED ANNUAL BOILER INSPECTION REPORT AND RESOLVE PAST-DUE DOB VIOLATIONS, INCLUDING DOB CIVIL PENALTIES. COMPLY WITH CODE.

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

37029368H  
ECB-PC (Rev. 8/21)