

NYCServ Violation Copy

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37030650J

NYC Buildings	SUMMONS AND COMMISSIONER'S ORDER • CIVIL PENALTIES APPLY	 37030650J
SUMMONS NUMBER: 37030650J ENFORCEMENT AGENCY: NYC DEPT OF BUILDINGS AGENCY ADDRESS AND WEBSITE: 280 Broadway, New York, NY 10007 http://www.nyc.gov/buildings		
RESPONDENT: PAYAM MORADOF, AS TRUSTEE (First Name/Entity, Last)		
MAILING ADDRESS: 16 SHADY BROOK RD.		DOB License/Registration #:
GREAT NECK NY 11024-2014		
CELL PHONE:		
DATE OF OCCURRENCE: 10/1/2024		TIME OBSERVED: 10:00 (am/pm)
PLACE OF OCCURRENCE: 138-28 QUEENS BOULEVARD		BOROUGH: QUEENS
BLOCK: 9648	LOT: 7501	BIN: 4611483
You must appear or respond to the details of violation(s) below. For HOW TO RESPOND, see the back of this summons.		
HEARING DATE: 01/28/25 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: 408 Code: CM No. 1122
Occupancy at Time of Inspection:		Complaint#: Related Job #: PSIDQ0003117 (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 B179	Class 1
	Provision of Law 1 RCNY §103-16	
☐ ILLEGAL CONVERSION—CLASS 1 Per 28-201.1 & 1 RCNY 102-01 additional daily penalties for continued violation of Article 230 of Title 28 also applicable		☐ Recurring Condition—Aggravated 1 per 1 RCNY 102-01(f)
☐ 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 THE REQUIRED PARKING STRUCTURE INITIAL OBSERVATION REPORT FOR AN EXISTING PARKING STRUCTURE DOCUMENTING THE CONDITIONS OF PSIDQ0003117 BY THE AUGUST 1, 2024 DEADLINE. TO DATE, THE DEPARTMENT HAS NOT RECEIVED AN INITIAL OBSERVATION REPORT FOR THE PARKING STRUCTURE. FAILURE TO SUBMIT THE INITIAL OBSERVATION PREVENTS THE DEPARTMENT FROM CONFIRMING WHETHER THIS PARKING STRUCTURE IS STRUCTURALLY SOUND.		
Remedy: SUBMIT THE REQUIRED INITIAL OBSERVATION REPORT FOR THE PARKING STRUCTURE. COMPLY WITH CODE.		
THE COMMISSIONER ORDERS THAT YOU TIMELY CORRECT THESE CONDITIONS AND FILE A CERTIFICATE OF SUCH CORRECTION. See 1 RCNY 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 28-213.3, 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 104B and 104D-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: CLAUDIA MISI	Signature: 	Badge# 9CLX Unit Code: 19

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ECB-FC (Rev. 8/21)