

# NYCServ Violation Copy

Internet



39138040J

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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                              | SUMMONS NUMBER: 039138040J                                                                                                                                                             |                                                                                                                       |                                                                                                                                                      |
| <b>SUMMONS AND COMMISSIONER'S ORDER-CIVIL PENALTIES APPLY</b><br><b>ENFORCEMENT AGENCY: NYC DEPT OF BUILDINGS</b><br><b>AGENCY ADDRESS AND WEBSITE:</b> 280 Broadway, New York, NY 10007 <a href="http://www.nyc.gov/buildings">www.nyc.gov/buildings</a>                                                                                                                                                                                                                                                                               |                                                                              |                                                                                                                                                                                        |                                                                                                                       |                                                                                                                                                      |
| <b>RESPONDENT:</b> 783/5 LEX. ASSOCIATES, TRI-HILL MANAGEMENT LLC (FIRST NAME/ENTITY, LAST)                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                              |                                                                                                                                                                                        |                                                                                                                       |                                                                                                                                                      |
| <b>MAILING ADDRESS:</b> P.O. BOX 34012 CHARLOTTE, NC 28234-4012                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                              | <b>DOB LICENSE/REGISTRATION#:</b>                                                                                                                                                      |                                                                                                                       |                                                                                                                                                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                              | <b>CELL PHONE:</b> N/A                                                                                                                                                                 |                                                                                                                       |                                                                                                                                                      |
| <b>DATE OF OCCURRENCE:</b> 02/11/2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                              | <b>TIME OBSERVED:</b> 09:47 AM                                                                                                                                                         |                                                                                                                       |                                                                                                                                                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                              | <b>BOROUGH:</b> Manhattan                                                                                                                                                              |                                                                                                                       |                                                                                                                                                      |
| <b>PLACE OF OCCURRENCE:</b> 785 LEXINGTON AVENUE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                              | <b>BLOCK:</b> 01396 <b>LOT:</b> 00022 <b>BIN:</b> 1085151                                                                                                                              |                                                                                                                       |                                                                                                                                                      |
| You must appear or respond to the details of violation(s) below. For HOW TO RESPOND, see next page.                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                              |                                                                                                                                                                                        |                                                                                                                       |                                                                                                                                                      |
| <b>HEARING DATE:</b> 04/17/2025 <b>AT:</b> 09:30 AM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                              |                                                                                                                                                                                        |                                                                                                                       |                                                                                                                                                      |
| <b>OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS:</b> Manhattan (See locations on next page)                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                              |                                                                                                                                                                                        |                                                                                                                       |                                                                                                                                                      |
| <b>REFER TO THE SUMMONS NUMBER ABOVE ON ALL CORRESPONDENCE.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                              |                                                                                                                                                                                        |                                                                                                                       |                                                                                                                                                      |
| <b>WARNING:</b> 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.                                                                                                                                                             |                                                                              |                                                                                                                                                                                        |                                                                                                                       |                                                                                                                                                      |
| <b>COMMISSIONER'S ORDER TO CORRECT VIOLATING CONDITION(S) AND CERTIFY CORRECTION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                              |                                                                                                                                                                                        |                                                                                                                       |                                                                                                                                                      |
| <b>CURE DATE (Zero Penalty Option, if available):</b> 04/14/2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                              | <b>Must Appear:</b> <input type="checkbox"/> (If disputing the charge)                                                                                                                 |                                                                                                                       |                                                                                                                                                      |
| <b>Type of Construction:</b> III                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                              | <b>No. of Stories:</b> 5 <b>Related Job#:</b> N/A                                                                                                                                      |                                                                                                                       |                                                                                                                                                      |
| <b>Occupancy at Time of Inspection:</b> Mixed Use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                              | <b>Basis of Violation:</b> 1676032                                                                                                                                                     |                                                                                                                       |                                                                                                                                                      |
| Based on an inspection of the premises or the 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.                                                                                                                                                                                                                                                |                                                                              |                                                                                                                                                                                        |                                                                                                                       |                                                                                                                                                      |
| <b>Violating Conditions Observed</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                              |                                                                                                                                                                                        |                                                                                                                       |                                                                                                                                                      |
| <b>Infraction Code</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Class</b>                                                                 | <b>Provision of Law</b>                                                                                                                                                                | <b>Standard Penalty</b>                                                                                               | <b>Maximum Penalty</b>                                                                                                                               |
| B202                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Class 2                                                                      | 28-301.1                                                                                                                                                                               | \$625                                                                                                                 | \$3,125                                                                                                                                              |
| <input type="checkbox"/> <b>Recurring Condition Aggravated I per 1RCNY 102-01(f)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <input type="checkbox"/> <b>Aggravated II Condition per 1 RCNY 102-01(f)</b> | <input type="checkbox"/> <b>ILLEGAL CONVERSION— CLASS 1</b> Per 28-202.1 & 1 RCNY 102-01 additional daily penalties for continued violation of Article 210 of Title 28 also applicable | <input type="checkbox"/> Per 28-202.1 & 1 RCNY 102-01, additional Class 1 daily or Class 2 monthly penalty may apply. | <input type="checkbox"/> <b>Stop Work Order Issued:</b> _____<br><input type="checkbox"/> <b>Vacate Order Issued:</b> _____<br><b>Vacate#:</b> _____ |
| <b>Violation Detail(s):</b> Observed exp1 enclosure encroaching/installed onto public sidewalk                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                              |                                                                                                                                                                                        |                                                                                                                       |                                                                                                                                                      |
| <b>Remedy:</b> Repair and/or replace;repair and replace                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                              |                                                                                                                                                                                        |                                                                                                                       |                                                                                                                                                      |
| THE COMMISSIONER ORDERS THAT YOU TIMELY CORRECT THESE CONDITIONS AND FILE A CERTIFICATE OF SUCH CORRECTION. See 1RCNY 102-01 and the 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. <b>For hearing options, see other side of this notice.</b>                                                                                                                                                                                                                                                                                                           |                                                                              |                                                                                                                                                                                        |                                                                                                                       |                                                                                                                                                      |
| 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.                                                                                                                                                                                  |                                                                              |                                                                                                                                                                                        |                                                                                                                       |                                                                                                                                                      |
| <b>Issuing Officer:</b> J Rosato                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                              | <b>Signature:</b> Electronically Signed by J Rosato                                                                                                                                    |                                                                                                                       | <b>Badge#:</b> 2591 <b>Unit Code:</b> SP                                                                                                             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                              | 02/11/2025 09:58 AM                                                                                                                                                                    |                                                                                                                       |                                                                                                                                                      |