

NYCServ Violation Copy

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39539610J

	SUMMONS NUMBER: 039539610J	
SUMMONS AND COMMISSIONER'S ORDER-CIVIL PENALTIES APPLY ENFORCEMENT AGENCY: NYC DEPT OF BUILDINGS AGENCY ADDRESS AND WEBSITE: 280 Broadway, New York, NY 10007 www.nyc.gov/buildings		
RESPONDENT: ST. JOHN REAL ESTATE CONSULTAN		(FIRST NAME/ENTITY, LAST)
MAILING ADDRESS: 769 57TH STREET 2ND FLOO, BROOKLYN, NY, 11220		DOB LICENSE/REGISTRATION#: CELL PHONE: N/A
DATE OF OCCURRENCE: 04/28/2025		TIME OBSERVED: 12:00 PM
PLACE OF OCCURRENCE: 38-65 11 STREET, Queens 11101		BOROUGH: Queens BLOCK: 00473 LOT: 00553 BIN: 4596213
You must appear or respond to the details of violation(s) below. For HOW TO RESPOND, see next page. HEARING DATE: 07/08/2025 AT: 10:30AM OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS: Queens (See locations on next page) 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 VIOLATING CONDITION(S) AND CERTIFY CORRECTION		
CURE DATE (Zero Penalty Option, if available): 06/27/2025 Must Appear: ☐ (If disputing the charge)		
Type of Construction: NB No. of Stories: 11 Related Job#: 420999352-01-NB		
Occupancy at Time of Inspection: New Building Basis of Violation: 4994485		
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.		
Violating Conditions Observed		
Infraction Code B207	Class Class 2	Provision of Law BC 105.8.2 (2014 code) & BC 106.8.2 (2022 code)
☐ Recurring Condition - Aggravated I per 1RCNY 102-01(f)		☐ Aggravated II Condition per 1 RCNY 102-01(f)
☐ 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 Class1 daily and Class 2 monthly penalty may apply
☐ Stop Work Order Issued: Partial		☐ Vacate Order Issued: Vacate #:
Violation Detail(s): Temporary Construction Equipment on Site -Expired Permit. At time of inspection of a proposed 11 story building currently at 6 floor with supported scaffold in place. Upon review of department records it was determined that supported scaffold permit # Q00098054-I1-SF expired on 10/17/2023.		
Remedy: Renew permit		
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. For hearing options, see next page 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: F Zanette Signature: Electronically Signed by F Zanette 04/28/2025 02:10 PM Badge#: 3682 Unit Code: CE		