

NYCServ Violation Copy

Internet



39545721N

	SUMMONS NUMBER: 039545721N	
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: ZSN DEVELOPMENT INC MAILING ADDRESS: 68-16 UTOPIA PKWY FRESH MEADOWS NEW YORK NY NY	(FIRST NAME/ENTITY, LAST) General Contractor DOB LICENSE/REGISTRATION#: 624524 CELL PHONE: N/A	
DATE OF OCCURRENCE: 10/08/2025 PLACE OF OCCURRENCE: 436 BLAKE AVENUE, Brooklyn 11212	TIME OBSERVED: 8:00 AM BLOCK: 03780 LOT: 00021 BIN: 3429559	BOROUGH: Brooklyn
You must appear or respond to the details of violation(s) below. For HOW TO RESPOND, see next page. HEARING DATE: 12/17/2025 AT: 10:30AM OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS: Brooklyn (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): Not Applicable Must Appear: ☐ (If disputing the charge)		
Type of Construction: NEW BUILDING No. of Stories: 5 Related Job#: B00780076		
Occupancy at Time of Inspection: New Building Basis of Violation:		
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 B263	Class Class 2	Provision of Law 28-204.4
Standard Penalty \$ 1,250	Maximum Penalty \$ 6,250	
☐ 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: No ☐ Vacate Order Issued: No Vacate #: NA	
Violation Detail(s): Failure to comply with the Commissioner's order to file a certificate of correction with the Department of Buildings. Respondent fail to comply with the commissioner order, Violating condition was not corrected. No certificate of correction was file with department.		
Remedy: File a Certificate of Correction Comply with the commissioner order, file certification of correction. Violation # 039543420K		
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: N Powell	Signature: Electronically Signed by N Powell	Unit Code: CE
Signature: N Powell 10/08/2025 08:50		Badge#: 3188