

SAVE GANSEVOORT

92 Horatio St. #5i, New York NY 10014 • 212 633-2040 • info@savegansevoortnyc.org

February 19, 2026

ADDITIONAL COMMENTS ON VARIANCE APPLICATION FOR 51 LITTLE WEST 12TH STREET

Block 645, Lot 21 Manhattan
BSA Calendar No. 2025-22-BZ

The following comments are in response to the revised materials submitted by the applicant for the February 24, 2026 BSA hearing.

Save Gansevoort appreciates the applicant's reducing the FAR of the proposed new building from 7.02 to 4.89, which conforms with the as-of-right 5.0 FAR allowed in this M1-5 district for buildings without community facilities.

However, the proposed building would still be a highly obtrusive structure that would negatively impact the character of the surrounding district. Including bulkheads and ornamentation, the proposed structure would be a 153' tall sliver tower, a form that exists nowhere else in the district. *IF* the BSA decides to grant the requested residential variance, it should insist that the visual intrusiveness of the building be reduced. The ornamental arrowhead that tops the building and adds nearly 20' to its height should be removed. The height of the 20' tall first floor and the 20' tall third floor should be reduced. Possibly other aspects of the building's massing should be reconsidered.

We are also unclear about the rationale for the large unenclosed space at the front of the proposed building's ground floor. (The revised Economic Analysis repeatedly refers to this space as a "front yard parking area," although the revised Proposed Plans state [page 2] that no accessory off-street parking will be provided). This space may provide additional open air dining for an adjoining restaurant, though presumably the space would be more profitable to the restaurant if it were enclosed—particularly since the restaurant would already have access to two other unenclosed terraces. A likely reason for the lack of enclosure may be to exclude this space from the calculation of FAR and thereby make additional bulk available for the upper floors. We believe the space should be enclosed and allocated to restaurant (or ground-floor retail) use.

Furthermore, we continue to believe that the applicant has not met the criteria necessary to be granted a zoning variance:

UNIQUE CONDITIONS

The applicant has failed to address several questions that were previously raised regarding claimed unique conditions at this site, and we believe he has failed to prove hardship:

The applicant continues to claim that the site's vacancy makes it unique; as the applicant acknowledges, the site's narrowness in itself does not make the site unique since there are many other narrow lots in the district (revised Uniqueness Study, page 3). The vacancy results from a demolition order that DOB issued in 2009 because the applicant's building on the site was structurally unstable. However, the applicant has still provided no evidence to support his claim that this structural instability was caused by construction of the Standard Hotel, and was therefore not a self-imposed hardship. Furthermore, the applicant has not responded to questions we have raised about the multiple DOB violations that indicate the structural instability was due to the applicant's unpermitted and incomplete construction of a 4th floor on top of the building, and to inadequate maintenance. Please see the list of DOB violations described in the attached appendix.

At the end of the 12/9/25 BSA hearing, Mr. Lobel did say he would submit information about a DOB Job #103068458 relevant to the fourth story addition. However, for whatever reason he has not included any such information in the new materials. From our own research, Job #103068458 was filed in early 2002—7 1/2 years before the building was ordered demolished—and stated "Renovate existing eating and drinking establishment and restore office use to 2nd and 3rd floors raise roof and add one floor for caretakers apt." Apparently work was started, then discontinued midway through the job with—according to the DOB violations—the project left incomplete and the building left structurally unsound. DOB violation 34816721N dated 11/04/2009 further states "No permit on file with D.O.B. for job 103068458." There is nothing here that would indicate the building's instability was due to the construction of the Standard Hotel rather than to the applicant's own actions.

In addition, the applicant claims unique hardship because several other narrow lots in the district are held in joint ownership with adjoining lots, whereas his lot is not (revised Uniqueness Study, page 3). As we pointed out in our written and oral comments for the 12/5/25 BSA hearing, the subject lot was previously commonly owned with the adjacent lot to the west, and both lots were for sale in 1985 when the applicant purchased the subject lot. If the adjacent lot was for sale and the applicant chose not to buy it, then the lack of joint ownership with an adjacent lot might be considered a self-imposed hardship.

We also note that in the revised Facts and Findings (pages 12-13), the applicant again incorrectly claims that variance 299-12-BZ at 40-56 West 10th Street allowed for increased bulk and height. As we pointed out in our written testimony for the 12/5/25 BSA hearing, this is not true—that variance allowed only for rear yard and setback waivers and the BSA explicitly rejected a request for an FAR increase. Now that the applicant is no longer asking for an FAR increase at 51 Little West 12th this precedent is less important, but the applicant should not repeatedly mischaracterize a BSA decision.

CHARACTER OF THE NEIGHBORHOOD

In the "Neighborhood Character Study" submitted for the 12/5/25 BSA hearing and not since revised, applicant states (page 3) that a residential variance would not alter the

essential character of the neighborhood in part because 13 buildings in the district already contain residential uses. These buildings are mapped on page 7 of the Character Study. As discussed in our oral and written comments for that hearing, at least 7 of these 13 buildings in fact contain no such uses. We have reconfirmed this using MapPLUTO (most recently updated on 2/12/26): <https://hub.arcgis.com/datasets/DCP::mappluto-1/explore?location=40.740476%2C-74.006997%2C18.00>

The 7 buildings at which the applicant incorrectly claims residential use are:

22 Little West 12th Street

817 Washington Street

7 Ninth Avenue

19 Ninth Avenue

21 Ninth Avenue

404 West 14th Street

408 West 15th Street.

Again, MapPLUTO clearly shows there is no residential square footage and no residential units in any of these buildings. The applicant has neither corrected this central mistake nor presented any counter-arguments.

As we noted in our written and oral comments for the 12/5/25 hearing, the two primary BSA precedents that the applicant cites (2017-295-BZ at 128 West 26th, and 77-05-BZ at 132 West 26th Street) stated that residential use variances were appropriate in these locations because the area was already highly residential (in fact, 40% of the sites within a 400' radius were residential). This is simply not the case with the subject site—the entire M1-5 district is almost exclusively non-residential.

The applicant's Neighborhood Character Study also claims (page 4) that, "perhaps most importantly," residential use at this site would not alter the neighborhood character because the site had previously been used residentially. As we discussed in our written and oral comments at the BSA hearing, the applicant apparently lived in the now-demolished building on this site for several years. But in the 1990s DOB issued three violations for illegal residential occupancy (the C of O prohibited any residential use of the building - please see list of DOB violations described in the attached appendix). Furthermore, the demolition filing (Job No. 120211626) describes "3 dwelling units" on this site. The only legal rationale for a non-grandfathered residence in the M1-5 district would be for a caretaker's apartment, and only one such unit would be allowed. As we pointed out, past illegal residential use should not become a justification for future residential use. In his new materials, the applicant presents no counterargument that the previous residential use at this site was legal.

We continue to believe that the construction of a new residential building at this location—the first in this M1-5 district - would significantly alter the character the area and set a precedent for new residential uses. These uses would in turn provide incentives for the construction of new and larger additions on top of many existing buildings. Any move to allow residential uses in this district should go through a zoning process that

would allow consideration of district-wide cumulative impacts, rather than proceeding piecemeal through individual variances.

REASONABLE RETURN

The revised Economic Analysis contains the same flawed comparables as the initial analysis. As we discussed in our written and oral comments for the 12/5/25 BSA hearing, the analysis fails to account for the unique and extraordinary strengths of the subject lot's location. The subject site is directly across the street from the planned future entrance to the Whitney Museum, immediately adjacent to the High Line, one block from the Hudson River Park and Little Island, and across the street from the Gansevoort Market Historic District, one of New York City's most fashionable landmark districts. None of the office or restaurant comparables reflect the value of such a location.

Furthermore, at least two of the "restaurant" comparables are not in fact restaurants: 823 Washington St. is Caudalie, a spa that has an incidental beer/wine license but no food service, and 245 West 14th Street is the New Amsterdam Cannabis Dispensary with no food or beverage service whatsoever. 301 West 13th Street is Gina Le Salon, a hair salon (though the applicant may be referring to the adjacent storefront at 65 8th Avenue that is currently being renovated). The remaining two restaurant comparables are in no way equivalent to the high-end restaurant that would be the likely tenant of the proposed building: 248 West 14th is a Karaoke bar and 70 Seventh Avenue was Green Blend, a fast/casual restaurant and juice bar.

Respectfully submitted,



Zack Winestine

Co-founder, Save Gansevoort

Save Gansevoort is a community group founded in 2015 focused on land use, historic preservation, and quality of life issues in the Gansevoort Market and Far West Village areas.

APPENDIX

DOB VIOLATIONS ISSUED TO 51 LITTLE WEST 12TH STREET (from 2007-2009 in chronological order)

All descriptions transcribed from the attached images of the DOB Notices of Violation and Hearing:

34576394P

5/15/2007

27-127 Failure to maintain exterior building wall.

On inspection top section of east wall weather proofing has not been completed, hole approx 3'x 5' in exterior wall at approx the 2nd fl. level. Drain line not provided for sitback, drainage on east side of existing building

Remedy: Repair defects as per code with proper permits. Call Best Squad for re-inspection.

34642423H

6/20/2008

27-1027 Abandoned and discontinued construction operations. Steel placed on top of masonry block walls throughout all exposures at roof. No protection to the public & property, and a potential hazard

Note: steel + masonry walls open to the elements

Remedy: Make safe/or remove unfinish construction at roof level

34642422X

6/20/2008

27-127 Failure to maintain building. Defect in 1) ceiling at various area has collapsed, with missing fire rated material, defective and missing throughout. 2) floor joists are rotted & interior metal stairwell defective with handrailing rusted 3) Accumulation of falling plaster, debris throughout 4) holes on ceiling & wall throughout

Remedy: File & obtain permits/and make all repairs. Also A letter from engineer for structural stability]

34642420M

6/20/2008

27-127 Failure to maintain building. Defect is accumulation of construction material, rubbish, steel frame for scaffolding and debris throughout on 2nd story roof at exposure #3

Remedy: Remove all materials rubbish & construction material

34642421Y

6/20/2008

27-217 Occupancy contrary to that allowed by Certificate of Occupancy #65955 which states Commercial Building 1st floor eating & drinking & 2nd & 3rd vacant – Now arranged and occupied as living quarter at 3rd floor

Remedy: discontinued illegal use

34789464K

6/25/2009

28-301.1 Failure to maintain building in code-compliant manner. Defect noted: 3 story building having collapsed roof, deteriorated ceilings on first & second floor, and partitions throughout floors. Also large hole throughout in rear wall. All electrical, plumbing damaged.

Remedy: Maintain building forthwith.

34789467X

06/25/2009

28-118.3.2 Occupancy contrary to that allowed by the Certificate of Occupancy or building department records. Occupancy noted: building has stored on first floor three disabled cars/limousines and occupied 2/3 flr as living by owner, contrary to c of o #65955 dated 05-14-1968 which indicates eating & drinking place on first floor and 2, 3 floor to remain vacant.

Remedy: Discontinue illegal use.

34789490Y

6/26/09

28-105.1 Work without a permit: noted: vertical extension of 3 story building. Adding 4th floor, install steel beams at 4th floor, masonry blocks erected approx 10' above 3rd floor at exposure #2, #3, #4. Roof open and exposed to elements.

Provide Engineers report to verify structural stability
of building. Verify all approved plans with D.O.B."

Remedy: Obtain a permit or restore premises to prior legal condition

34789596M

07/17/2009

28-302.1 Failure to maintain building wall(s) or appurtenances: noted: building roof open and unprotected to elements at 3rd floor. Premises has vacated order in effect, due to 4th floor vertical extension not completed compromising building's structural stability.

Remedy: Provide engineers report on structural stability of building to Dept. of Buildings forthwith.

34789597Y

7/17/2009

28-105.1 Work without a permit; noted: at front of building exposure #1, curb cut on Little W 12 street approx 16' in front of premises. Curb cut is 100% complete.

Remedy: Obtain permit or restore premises to prior legal condition

34778606N

9/25/2009

28-204.4 "Failure to comply, correct or certify violation."

Failure to comply with the Commissioners order to file a Certificate of Correction with the Dept of Bldgs. A violation was issued on 7/17/09 for "Failure to maintain bldg walls or appurtenances." Violation No 34789596M

Remedy: File all corrective work plans with Dept and obtain all permits. File Certificate of Correction.

34816722P

11/04/2009

28-302.1 Failure to maintain building wall[s?]. Noted: Building roof open and unprotected to elements. 4th floor vertical extension, no weather proofing or incomplete weather proofing. Hole in CMU wall 2nd to 4th floor. Incomplete, unsecured 4 floor roof framing

Remedy: Maintain exterior building wall

34816723R

11/04/2009

28-201.1 Unlawful acts. Failure to comply with an order of the Commissioner. Noted: violating condition for previous violation #051507CSTER01 for failure to maintain exterior building wall - has not been corrected.

Remedy: Comply with Commissioners order.

34816724Z

11/04/2009

28-118.3.2 Occupancy contrary to that allowed by the Certificate of Occupancy:

Noted: 2nd and 3rd floors, including 2nd floor set back full of debris and junk. C of O 65955 states 2nd & 3rd floor to remain vacant on each story.

Remedy: Discontinue illegal use and/or amend Certificate of Occupancy

34816721N

11/04/2009

28-105.1 Work without a permit: noted: having erected 4th floor to building, erect masonry block walls altering roof/floor/structural systems. No permit on file with D.O.B. for job 103068458

Remedy: Obtain permit or restore premises to prior legal condition

NYCServ Violation Copy

Internet



34576394P



NOTICE OF VIOLATION AND HEARING



COMMISSIONER OF THE DEPARTMENT OF BUILDINGS
OF THE CITY OF NEW YORK, PETITIONER, AGAINST 1010004 **Violation No. 34576394P**
ENVIRONMENTAL CONTROL BOARD

Respondent	First name (or entity name) <u>JERRY</u>	Last name <u>NOUARY</u>
<input type="checkbox"/> Mailing address (Check if same address as place of occurrence)	Number and street <u>51 LITTLE WEST 12TH ST</u>	City State Zip code <u>NEW YORK NY 10014</u>

Additional mailing to be sent (agent, care of, other):

Name	First name	Last name	Company
Mailing address	Number and street	City	State Zip code

Commissioner's Order To Correct Violations

Place of occurrence	<u>51 LITTLE WEST 12TH ST</u>	Boro <u>M</u>	Date of violation <u>05/15/07</u>	Type <u>C</u>	Dist. <u>ST</u>	Code <u>EN</u>	No. <u>01</u>
Construction type <u>10300454 ACT</u>	No. of stories <u>07</u>	Block <u>445</u>	Lot <u>21</u>	Occupancy at time of inspection <u>DWELLING</u>	Basis of violation		

Based upon the inspection of the premises and/or records of the Department, the undersigned has determined that you are in violation of the sections of law cited below, of Title 26 and/or 27 of the NYC Administrative Code, and the Zoning Resolution.

Computer No./ Infraction Code	Provision of law	Violating conditions observed	<input type="checkbox"/> Hazardous	<input type="checkbox"/> Second offense Prior ECB violation #
<u>B00</u>	<u>22-127</u>	<u>FAILURE TO MAINTAIN EXTERIOR BUILDING WALL.</u>		
		<u>ON INSPECTION TOP SECTION OF EAST WALL WEATHER PROOFING HAS NOT BEEN COMPLETED. HOLE APPROX 3'x5' IN EXTERIOR WALL AT APPROX THE 2ND FL. LEVEL. DOWN LINE NOT PROVIDED FOR SIT BACK, WITH DRAINAGE ON EAST SIDE OF EXISTING BUILDING</u>		
Remedy: <u>REPAIR DEFECTS AS PER CODE WITH PROPER PERMITS. CALL BEST SQUAD FOR RE-INSPECTION</u>				
<input type="checkbox"/>	26-126.1 (e)(i)	Per day penalty for violation of section 27-118.1 x _____ units added.		

The Commissioner of the Department of Buildings orders that you correct these conditions and file a certificate of such correction.

Resolution options	Hearing information
CURE DATE <u>06/19/07</u> At the hearing, you have the option to contest or admit the violation. If a "cure date" appears in the box above, you have the additional option to admit the violation and certify correction by the cure date, resulting in a finding of "in violation" but no hearing or penalty. Also, depending on the type of violation, you may be eligible to accept a stipulation. For more information, see reverse side of the yellow copy of the "Notice of Violation and Hearing".	If the Certificate of Correction (for a "cure") is not received by the date indicated to the left or is not approved by the Department or IF YOU ARE CHARGED WITH A HAZARDOUS OR SECOND OFFENSE VIOLATION, YOU ARE REQUIRED TO APPEAR FOR A HEARING AT THE ENVIRONMENTAL CONTROL BOARD (ECB) ON: Hearing date <u>07/12/07</u> at <input checked="" type="checkbox"/> 10:30 AM <input type="checkbox"/> 1:30 PM <input type="checkbox"/> Other _____ Environmental Control Board hearing locations: <input type="checkbox"/> Queens, (718) 298-7300 - 144-06 94th Avenue, 1st fl. <input checked="" type="checkbox"/> Manhattan, (212) 361-1400 - 66 John Street, 10th fl. <input type="checkbox"/> Brooklyn, (718) 875-7428 - 233 Schermerhorn Street, 11th fl. <input type="checkbox"/> Bronx, (718) 579-6844 - 1932 Arthur Avenue, 6th fl. <input type="checkbox"/> Staten Island, (212) 361-1400 - 350 St. Marks Place, 1st fl. Proceedings will be held under authority of the NYC Charter section 1404 and rules promulgated thereunder at 15 RCNY Chapter 31. This hearing is your opportunity to answer and defend against the allegations set forth above. If you do not appear, you will be held in default and subjected to maximum penalties.
For more information. To reschedule your hearing or inquire about the case status, call the Environmental Control Board at the numbers listed above. For information on certifying correction of this violation, read instructions on the Certificate of Correction form, call the Department of Buildings at 311, or download the "ECB Violation Reference Guide" in the Reference Materials section at www.nyc.gov/buildings .	

Issuing officer's last name, first initial (print) <u>E. ROSE</u> Badge number <u>2710161</u> Unit Code <u>BF</u> Supervisor's signature <u>[Signature]</u>	I personally observed the violation(s) charged and/or verified their existence through review of departmental records. Issuing officer's signature <u>[Signature]</u> This statement is affirmed under penalty of perjury. 34576394P
--	---

ORIGINAL - ECB COPY

ECB-PC (Rev. 9/06)



CLICK HERE TO SIGN UP FOR BUILDINGS NEWS

NYC Department of Buildings
OATH/ECB Violation Details

Click here for more information about Severity, Violation and Hearing Statuses

Premises: 51 LITTLE WEST 12 STREET MANHATTAN Filed At: 51 LITTLE WEST 12 STREET , MANHATTAN , NY 10014
BIN: 1012204 Block: 645 Lot: 21 Community Board: 102

OATH/ECB Violation Summary VIOLATION RESOLVED
OATH/ECB Violation Number: 34576394P
View Image of Summons/Notice at OATH
Severity: NON-HAZARDOUS Certification Status: CERTIFICATE ACCEPTED
Penalty Balance Due: \$0.00 Hearing Status: WRITTEN OFF

Respondent Information
Name: NOURY JERRY
Mailing Address: 51 LITTLE WEST 12 STREET , NY , NY 10014

Violation Details
Violation Date: 05/15/2007 Violation Type: CONSTRUCTION
Served Date: 05/15/2007 Inspection Unit: BEST SQUAD
Infraction Codes Section of Law Standard Description
B06 27-127 FAILURE TO MAINTAIN EXTERIOR BUILDING WALL
Specific Violation Condition(s) and Remedy:
FAILURE TO MAINTAIN EXTERIOR BLDG WALL. ON INSP TOP SECTION OF EAST WALL WEATHERPROOFING HAS NOT BEEN COMPLETED, HOLE APPROX 3'X 5' IN EXTERIOR WALL AT APPROX THE 2 FL LEVEL. DRAIN LINE NOT PROVIDED FOR SIT BAC
Issuing Inspector ID: 2166 DOB Violation Number: 051507CSTER01
Issued as Aggravated Level: NO

Dept. of Buildings Compliance History and Events
Certification Status: CERTIFICATE ACCEPTED Compliance On: 07/24/2018
Certification Submission Date: 07/24/2018 Certification Disapproval Date: 07/19/2018
A Certificate of Correction must be submitted to the Administrative Enforcement Unit (AEU) for all violations. A violation that is not dismissed by OATH/ECB will continue to remain ACTIVE or "open" on DOB records until acceptable proof is submitted to the AEU, even if you have paid the penalty imposed by OATH/ECB.

OATH/ECB Hearing Information
Hearing Status: WRITTEN OFF

OATH/ECB Penalty Information
Penalty Imposed: \$2,500.00
Adjustments: \$-2,150.00 Amount Paid: \$350.00
Penalty Balance Due: \$0.00 Court Docket Date: 04/30/2009

Severity - classification of the violation. See Rules of the City of New York Section 102-01 for more information. Violations issued before July 2008 are classified as HAZ or NON-HAZ per the 1968 Building Code.

Table with 2 columns: Severity, Description. Row 1: Class 1 or HAZ, Immediately Hazardous violations must be corrected immediately. If an acceptable Certificate of Correction is not received, additional civil penalties may apply. See Administrative Code Section 28-202.1, 28-202.1.09, 219 and 28-207.2.6 that may impose \$4500 fine each. Clean

NYCServ Violation Copy

Internet



34642423H



NOTICE OF VIOLATION AND HEARING



COMMISSIONER OF THE DEPARTMENT OF BUILDINGS
OF THE CITY OF NEW YORK, PETITIONER, AGAINST

10/22/04

Violation No. 34642423H
ENVIRONMENTAL CONTROL BOARD

Respondent	First name (or entity name) <i>Little WA² ST INC</i>	Last name			
Mailing address (Check if same address as place of occurrence)	Number and street	City	State	Zip code	
Additional mailing to be sent (agent, care of, other):			License No. (if Applicable)	Project Code	
Name	First name	Last name	Company		
Mailing address	Number and street	City	State	Zip code	

Commissioner's Order To Correct Violations

Place of occurrence	<i>51 Little W 12th St</i>	Block	<i>695</i>	Lot	<i>21</i>	Date of violation	<i>06/20/08</i>	Type	<i>C</i>	Dist.	<i>2</i>	Code	<i>ALC 4</i>	No.	
Construction type	<i>DC</i>	No. of stories	<i>3</i>	Occupancy at time of inspection	<i>Commercial/Residential</i>		Basis of violation <i>Special</i>								

Based upon the inspection of the premises and/or records of the Department, the undersigned has determined that you are in violation of the sections of law cited below, of Title 26 and/or 27 of the NYC Administrative Code, and the Zoning Resolution.

Violating Conditions Observed	<input type="checkbox"/> Stop Work Order Issued No. _____	<input checked="" type="checkbox"/> Hazardous	<input type="checkbox"/> Second Offense Prior ECB violation # _____
Computer No./ Infraction Code	Provision of Law	<i>ABANDONED and discontinued construction operations. Steel placed on TOP of masonry block walls throughout all exposures at roof. No protection to the public + property, and a potential hazard</i>	
<i>BSU</i>	<i>27-027</i>	<i>Note: Steel + masonry walls open to the element</i>	
Remedy: <i>Make safe for Remove unfinished construction at roof level</i>			
<input type="checkbox"/>	26-126.1 (e)(1)	Per day penalty for violation of section 27-116.1 x _____ units added.	

The Commissioner of the Department of Buildings orders that you correct these conditions and file a certificate of such correction.

Resolution options	Hearing information
CURE DATE <i>None</i> At the hearing, you have the option to contest or admit the violation. If a "cure date" appears in the box above, you have the additional option to admit the violation and certify correction by the cure date, resulting in a finding of "in violation," but no hearing or penalty. Also, depending on the type of violation, you may be eligible to accept a stipulation. For more information, see reverse side of the yellow copy of the "Notice of Violation and Hearing".	If the Certificate of Correction (for a "cure") is not received by the date indicated to the left or is not approved by the Department or IF YOU ARE CHARGED WITH A HAZARDOUS OR SECOND OFFENSE VIOLATION, YOU ARE REQUIRED TO APPEAR FOR A HEARING AT THE ENVIRONMENTAL CONTROL BOARD (ECB) ON: Hearing date <i>8/14/08</i> at <input checked="" type="checkbox"/> 9:30 AM <input type="checkbox"/> 1:30 PM <input type="checkbox"/> Other _____ Environmental Control Board hearing locations: <input type="checkbox"/> Queens, (718) 298-7300 - 144-06 94th Avenue, 1st fl. <input checked="" type="checkbox"/> Manhattan, (212) 361-1400 - 66 John Street, 10th fl. <input type="checkbox"/> Brooklyn, (718) 875-7428 - 233 Schermerhorn Street, 11th fl. <input type="checkbox"/> Bronx, (718) 579-6844 - 1932 Arthur Avenue, 6th fl. <input type="checkbox"/> Staten Island, (212) 361-1400 - 350 St. Marks Place, 1st fl. Proceedings will be held under authority of the NYC Charter section 1404 and rules promulgated thereunder at 15 RCNY Chapter 31. This hearing is your opportunity to answer and defend against the allegations set forth above. If you do not appear, you will be held in default and subjected to maximum penalties.

For more information. To reschedule your hearing or inquire about the case status, call the Environmental Control Board at the numbers listed above. For information on certifying correction of this violation, read instructions on the Certificate of Correction form, call the Department of Buildings at 311, or download the "ECB Violation Reference Guide" in the Reference Materials section at www.nyc.gov/buildings.

Issuing officer's last name, first initial (print) <i>Charles A</i> Badge number <i>1797</i> Unit Code <i>CE</i> Supervisor's signature <i>[Signature]</i>	I personally observed the violation(s) charged and/or verified their existence through review of departmental records. Issuing officer's signature <i>[Signature]</i> This statement is affirmed under penalty of perjury.
---	--

34642423H

ECB-PC (Rev. 8/07)



[CLICK HERE TO SIGN UP FOR BUILDINGS NEWS](#)

**NYC Department of Buildings
OATH/ECB Violation Details**

[Click here for more information about Severity, Violation and Hearing Statuses](#)

Premises: 51 LITTLE WEST 12 STREET MANHATTAN Filed At: 51 LITTLE WEST 12 STREET , MANHATTAN , NY 10014
 BIN: [1012204](#) Block: 645 Lot: 21 Community Board: 102

OATH/ECB Violation Summary VIOLATION RESOLVED

OATH/ECB Violation Number: 34642423H
[View Image of Summons/Notice at OATH](#)

Severity: HAZARDOUS Certification Status: CERTIFICATE ACCEPTED
 Penalty Balance Due: \$0.00 Hearing Status: WRITTEN OFF

Respondent Information

Name: LITTLE W 12 ST INC
 Mailing Address: 51 LITTLE WEST 12 STREET , NY , NY 10014

Violation Details

Violation Date: 06/20/2008 Violation Type:
 Served Date: 06/24/2008 Inspection Unit: MANHATTAN CONSTRUCTION

Infraction Codes	Section of Law	Standard Description
B5U	TITLE 26/27 M	MISC CONSTRUCTION VIOLATION - HAZ

Specific Violation Condition(s) and Remedy:
 27-1027 ABANDONED & DISCONTINUED CONSTRUCTION OPERATIONS STEEL PLACED ON TOP OF MASONRY LOCK WALLS THROUGHOUT ALL EXPOSURES @ ROOF NO PROTECTION TO THE PUBLIC & PROPERTY & A POTENTIAL HAZARD NOTE: STEEL 7 MASON

Issuing Inspector ID: DOB Violation Number: 062008CZALA4
 Issued as Aggravated Level: NO

Dept. of Buildings Compliance History and Events

Certification Status: CERTIFICATE ACCEPTED Compliance On: 07/18/2018
 Certification Submission Date: 07/18/2018

A Certificate of Correction must be submitted to the Administrative Enforcement Unit (AEU) for all violations. A violation that is not dismissed by OATH/ECB will continue to remain ACTIVE or "open" on DOB records until acceptable proof is submitted to the AEU, even if you have paid the penalty imposed by OATH/ECB.

OATH/ECB Hearing Information

Hearing Status: WRITTEN OFF

OATH/ECB Penalty Information

Penalty Imposed: \$2,500.00
 Adjustments: -\$1,700.00 Amount Paid: \$800.00
 Penalty Balance Due: \$0.00 Court Docket Date: 10/31/2010

Severity - classification of the violation. See [Rules of the City of New York Section 102-01](#) for more information. Violations issued before July 2008 are classified as HAZ or NON-HAZ per the 1968 Building Code.

Severity	Description
Class 1 or HAZ	Immediately Hazardous violations must be corrected immediately. If an acceptable Certificate of Correction is not received, additional civil penalties may apply. See Administrative Code Section 28-202.1, 28-213.1, 28-219.1 and 28-207.2.6 that may impose \$1500 for each Class 1 violation. If the violating condition is an illegal conversion, additional

NYCServ Violation Copy

Internet



34642422X

NOTICE OF VIOLATION AND HEARING

COMMISSIONER OF THE DEPARTMENT OF BUILDINGS OF THE CITY OF NEW YORK, PETITIONER, AGAINST **1012204** **Violation No. 34642422X**
ENVIRONMENTAL CONTROL BOARD

Respondent		First name (or entity name)		Last name	
Little W 10 th St INC.					
Mailing address (Check if same address as place of occurrence)		Number and street		City	State
Additional mailing to be sent (agent, care of, other):		License No. (if Applicable)		Project Code	
Name		First name		Last name	
Mailing address		Number and street		City	State

Commissioner's Order To Correct Violations

Place of occurrence		Boro	Date of violation	Type	Dist.	Code	No.
51 Little W 10 th St.		Manh	06/10/10	C	3	PLA	3
Construction type	No. of stories	Block	Lot	Occupancy at time of inspection	Basis of violation		
ICC	3	645	21	Commercial Dwelling	Special		

Based upon the inspection of the premises and/or records of the Department, the undersigned has determined that you are in violation of the sections of law cited below, of Title 28 and/or 27 of the NYC Administrative Code, and the Zoning Resolution.

Violating Conditions Observed	<input type="checkbox"/> Stop Work Order Issued No.	<input checked="" type="checkbox"/> Hazardous	<input type="checkbox"/> Second Offense Prior ECB violation #
Computer No./Infraction Code	Provision of Law	Description of Violation	
B7A	27-27	Failure to maintain Building. Defect is ① ceiling at various area has collapsed, with missing fire rated material, defective and missing throughout. ② ceiling Floor joists are rotted, and exterior metal stairwell defective with hard scaling rusted. ③ Accumulation of falling plaster, debris throughout. ④ Holes on ceiling & wall throughout. Remedy: File + obtain permit / and make all repairs also A Letter from engineer for structural stability	
<input type="checkbox"/>	26-126.1 (e)(i)	Per day penalty for violation of section 27-118.1 x _____ units added.	

The Commissioner of the Department of Buildings orders that you correct these conditions and file a certificate of such correction.

Resolution options	Hearing information
CURE DATE: <u>None</u> At the hearing, you have the option to contest or admit the violation. If a "cure date" appears in the box above, you have the additional option to admit the violation and certify correction by the cure date, resulting in a finding of "in violation," but no hearing or penalty. Also, depending on the type of violation, you may be eligible to accept a stipulation. For more information, see reverse side of the yellow copy of the "Notice of Violation and Hearing".	If the Certificate of Correction (for a "cure") is not received by the date indicated to the left or is not approved by the Department or IF YOU ARE CHARGED WITH A HAZARDOUS OR SECOND OFFENSE VIOLATION, YOU ARE REQUIRED TO APPEAR FOR A HEARING AT THE ENVIRONMENTAL CONTROL BOARD (ECB) ON: Hearing date: <u>8/14/10</u> at <u>10:30 AM</u> <input type="checkbox"/> 1:30 PM <input type="checkbox"/> Other _____ Environmental Control Board hearing locations: <input type="checkbox"/> Queens, (718) 298-7300 - 144-06 94th Avenue, 1st fl. <input checked="" type="checkbox"/> Manhattan, (212) 361-1400 - 86 John Street, 10th fl. <input type="checkbox"/> Brooklyn, (718) 875-7428 - 233 Schermerhorn Street, 11th fl. <input type="checkbox"/> Bronx, (718) 579-6844 - 1932 Arthur Avenue, 6th fl. <input type="checkbox"/> Staten Island, (212) 361-1400 - 350 St. Marks Place, 1st fl. Proceedings will be held under authority of the NYC Charter section 1404 and rules promulgated thereunder at 15 RCNY Chapter 31. This hearing is your opportunity to answer and defend against the allegations set forth above. If you do not appear, you will be held in default and subjected to maximum penalties.

For more information, To reschedule your hearing or inquire about the case status, call the Environmental Control Board at the numbers listed above. For information on certifying correction of this violation, read instructions on the Certificate of Correction form, call the Department of Buildings at 311, or download the "ECB Violation Reference Guide" in the Reference Materials section at www.nyc.gov/buildings.

Issuing officer's last name, first initial (print) <u>Aviles</u> Badge number <u>11797</u> Unit Code <u>CE</u>	I personally observed the violation(s) charged and/or verified their existence through review of departmental records. Issuing officer's signature <u>[Signature]</u> This statement is affirmed under penalty of perjury.
--	--

Supervisor's signature [Signature] **34642422X**
 ECB-PC (Rev. 8/07)



CLICK HERE TO SIGN UP FOR BUILDINGS NEWS

NYC Department of Buildings
OATH/ECB Violation Details

[Click here for more information about Severity, Violation and Hearing Statuses](#)

Premises: 51 LITTLE WEST 12 STREET MANHATTAN Filed At: 51 LITTLE WEST 12 STREET , MANHATTAN , NY 10014
BIN: 1012204 Block: 645 Lot: 21 Community Board: 102

OATH/ECB Violation Summary VIOLATION RESOLVED

OATH/ECB Violation Number: 34642422X

[View Image of Summons/Notice at OATH](#)

Severity: HAZARDOUS Certification Status: CERTIFICATE ACCEPTED
Penalty Balance Due: \$0.00 Hearing Status: WRITTEN OFF

Respondent Information

Name: LITTLE W 12 ST INC
Mailing Address: 51 LITTLE WEST 12 STREET , NY , NY 10014

Violation Details

Violation Date: 06/20/2008 Violation Type: CONSTRUCTION
Served Date: 06/20/2008 Inspection Unit: MANHATTAN CONSTRUCTION

Infraction Codes	Section of Law	Standard Description
B7A	27-127	FAILURE TO MAINTAIN BUILDING - HAZARDOUS

Specific Violation Condition(s) and Remedy:
27-127 FAILURE TO MAINTAIN BLDG DEFECT IS (CULING) @ VARIOUS AREA HAS COLLAPSED W/MISSING (FIRE) NOTED MATERIAL DEFECTIVE AND MISSING THROUGH OUT FLOOR JOISTS ARE ROTTED & INTERIOR METAL STAIRWELL DEFECTIVE (W/

Issuing Inspector ID: DOB Violation Number: 062008C2ALA3
Issued as Aggravated Level: NO

Dept. of Buildings Compliance History and Events

Certification Status: CERTIFICATE ACCEPTED Compliance On: 07/18/2018
Certification Submission Date: 07/18/2018

A Certificate of Correction must be submitted to the Administrative Enforcement Unit (AEU) for all violations. A violation that is not dismissed by OATH/ECB will continue to remain ACTIVE or "open" on DOB records until acceptable proof is submitted to the AEU, even if you have paid the penalty imposed by OATH/ECB.

OATH/ECB Hearing Information

Hearing Status: WRITTEN OFF

OATH/ECB Penalty Information

Penalty Imposed: \$2,500.00
Adjustments: \$-1,700.00 Amount Paid: \$800.00
Penalty Balance Due: \$0.00 Court Docket Date: 10/31/2010

Severity - classification of the violation. See [Rules of the City of New York Section 102-01](#) for more information. Violations issued before July 2008 are classified as HAZ or NON-HAZ per the 1968 Building Code.

Severity	Description
	Immediately Hazardous violations must be corrected immediately. If an acceptable Certificate of Correction is not received, additional civil

NYCServ Violation Copy

Internet



34642420M



NOTICE OF VIOLATION AND HEARING



COMMISSIONER OF THE DEPARTMENT OF BUILDINGS OF THE CITY OF NEW YORK, PETITIONER, AGAINST **10/2204** Violation No. **34642420M**
ENVIRONMENTAL CONTROL BOARD

Respondent	First name (or entity name) <i>Little W 12th St INC</i>	Last name
<input checked="" type="checkbox"/> Mailing address (Check if same address as place of occurrence)	Number and street	City State Zip code
Additional mailing to be sent (agent, care of, other):		License No. (If Applicable) Project Code
Name	First name Last name	Company
Mailing address	Number and street	City State Zip code

Commissioner's Order To Correct Violations

Place of occurrence	<i>51 Little W 12th St</i>	Boro	<i>SA</i>	Date of violation	<i>March 06 12 2010</i>	Type	<i>C</i>	Dist.	<i>2</i>	Code	<i>ALC1</i>	No.	<i>1</i>
Construction type	<i>IC</i>	No. of stories	<i>3</i>	Block	<i>045</i>	Lot	<i>21</i>	Occupancy at time of inspection	<i>Commercial</i>	Basis of violation	<i>Special</i>		

Based upon the inspection of the premises and/or records of the Department, the undersigned has determined that you are in violation of the sections of law cited below, of Title 26 and/or 27 of the NYC Administrative Code, and the Zoning Resolution.

Violating Conditions Observed	<input type="checkbox"/> Stop Work Order Issued No.	<input checked="" type="checkbox"/> Hazardous	<input type="checkbox"/> Second Offense Prior ECB violation #
Computer No./ Infraction Code <i>B74 37-127</i>	Provision of Law <i>Failure to maintain building. Defect is accumulation of construction material, which steel frame for scaffolding and debris throughout, at 2nd story roof at exposure #3</i>		
Remedy: <i>Remove all materials Rubbish + construction material</i>			
<input type="checkbox"/> 26-126.1 (e)(7) Per day penalty for violation of section 27-118.1 x _____ units added.			
The Commissioner of the Department of Buildings orders that you correct these conditions and file a certificate of such correction.			

Resolution options	Hearing information
CURE DATE <input checked="" type="checkbox"/> <i>HAZARDOUS</i> At the hearing, you have the option to contest or admit the violation. If a "cure date" appears in the box above, you have the additional option to admit the violation and certify correction by the cure date, resulting in a finding of "in violation," but no hearing or penalty. Also, depending on the type of violation, you may be eligible to accept a stipulation. For more information, see reverse side of the yellow copy of the "Notice of Violation and Hearing".	If the Certificate of Correction (for a "cure") is not received by the date indicated to the left or is not approved by the Department or IF YOU ARE CHARGED WITH A HAZARDOUS OR SECOND OFFENSE VIOLATION, YOU ARE REQUIRED TO APPEAR FOR A HEARING AT THE ENVIRONMENTAL CONTROL BOARD (ECB) ON: Hearing date <i>7/14/08</i> at <input checked="" type="checkbox"/> 10:30 AM <input type="checkbox"/> 1:30 PM <input type="checkbox"/> Other _____ Environmental Control Board hearing locations: <input type="checkbox"/> Queens, (718) 298-7300 - 144-06 94th Avenue, 1st fl. <input checked="" type="checkbox"/> Manhattan, (212) 361-1400 - 66 John Street, 10th fl. <input type="checkbox"/> Brooklyn, (718) 875-7428 - 233 Schermerhorn Street, 11th fl. <input type="checkbox"/> Bronx, (718) 579-6844 - 1932 Arthur Avenue, 6th fl. <input type="checkbox"/> Staten Island, (212) 361-1400 - 350 St. Marks Place, 1st fl. Proceedings will be held under authority of the NYC Charter section 1404 and rules promulgated thereunder at 15 RCNY Chapter 31. This hearing is your opportunity to answer and defend against the allegations set forth above. If you do not appear, you will be held in default and subjected to maximum penalties.
For more information, To reschedule your hearing or inquire about the case status, call the Environmental Control Board at the numbers listed above. For information on certifying correction of this violation, read instructions on the Certificate of Correction form, call the Department of Buildings at 311, or download the "ECB Violation Reference Guide" in the Reference Materials section at www.nyc.gov/buildings .	

Issuing officer's last name, first initial (print) <i>Aviles A</i> Badge number <i>11797</i> Unit Code <i>22</i> Supervisor's signature <i>[Signature]</i>	I personally observed the violation(s) charged and/or verified their existence through review of departmental records. Issuing officer's signature <i>[Signature]</i> This statement is affirmed under penalty of perjury.
---	--

34642420M

ECB-PC (Rev. 8/07)

ORIGINAL - ECB COPY



[CLICK HERE TO SIGN UP FOR BUILDINGS NEWS](#)

**NYC Department of Buildings
OATH/ECB Violation Details**

[Click here for more information about Severity, Violation and Hearing Statuses](#)

Premises: 51 LITTLE WEST 12 STREET MANHATTAN Filed At: 51 LITTLE WEST 12 STREET , MANHATTAN , NY 10014
 BIN: 1012204 Block: 645 Lot: 21 Community Board: 102

OATH/ECB Violation Summary **VIOLATION RESOLVED**
OATH/ECB Violation Number: 34642420M
[View Image of Summons/Notice at OATH](#)
 Severity: HAZARDOUS Certification Status: CERTIFICATE ACCEPTED
 Penalty Balance Due: \$0.00 Hearing Status: WRITTEN OFF

Respondent Information

Name: LITTLE W 12 ST
 Mailing Address: 51 LITTLE WEST 12 STREET , NY , NY 10014

Violation Details

Violation Date: 06/20/2008 Violation Type: CONSTRUCTION
 Served Date: 06/24/2008 Inspection Unit: MANHATTAN CONSTRUCTION

Infraction Codes	Section of Law	Standard Description
B7A	27-127	FAILURE TO MAINTAIN BUILDING - HAZARDOUS

Specific Violation Condition(s) and Remedy:
 27-127 FAILURE TO MAINTAIN BLDG DEFECT IS ACCUMULATION OF CONSTRUCTION MATERIAL RUBBISH STEEL FRAME FOR SCAFFOLDING AND DEBRIS THROUGHOUT ON 2ND STORY ROOF @ EXPOSURE #3 REM: REMOVE ALL MATERIALS RUBBISH & CONS

Issuing Inspector ID: DOB Violation Number: 062008C2ALA2
 Issued as Aggravated Level: NO

Dept. of Buildings Compliance History and Events

Certification Status: CERTIFICATE ACCEPTED Compliance On: 07/18/2018
 Certification Submission Date: 07/18/2018

A Certificate of Correction must be submitted to the Administrative Enforcement Unit (AEU) for all violations. A violation that is not dismissed by OATH/ECB will continue to remain ACTIVE or "open" on DOB records until acceptable proof is submitted to the AEU, even if you have paid the penalty imposed by OATH/ECB.

OATH/ECB Hearing Information

Hearing Status: WRITTEN OFF

OATH/ECB Penalty Information

Penalty Imposed: \$2,500.00 Amount Paid: \$800.00
 Adjustments: \$-1,700.00 Court Docket Date: 10/31/2010
 Penalty Balance Due: \$0.00

Severity - classification of the violation. See [Rules of the City of New York Section 102-01](#) for more information. Violations issued before July 2008 are classified as HAZ or NON-HAZ per the 1968 Building Code.

Severity	Description
Class 1 or HAZ	Immediately Hazardous violations must be corrected immediately. If an acceptable Certificate of Correction is not received, additional civil penalties may apply. See Administrative Code Section 28-202.1, 28-213.1, 28-219.1 and 28-207.2.6 that may impose \$1500 for each Class

NYCServ Violation Copy

Internet



34642421Y



NOTICE OF VIOLATION AND HEARING

COMMISSIONER OF THE DEPARTMENT OF BUILDINGS
OF THE CITY OF NEW YORK, PETITIONER, AGAINST

1012204

Violation No. 34642421Y
ENVIRONMENTAL CONTROL BOARD

Respondent	First name (or entity name) <i>Little W 12th of INC</i>		Last name	
Mailing address (Check if same address as place of occurrence)	Number and street		City	State
Additional mailing to be sent (agent, care of, other):			License No. (if Applicable)	Project Code
Name	First name	Last name	Company	
Mailing address	Number and street		City	State

Commissioner's Order To Correct Violations

Place of occurrence	<i>51 Little W 12th St</i>	Block	<i>675</i>	Lot	<i>27</i>	Date of violation	<i>06/20/08</i>	Type	<i>C</i>	Dist.	<i>3</i>	Code	<i>ALA 2</i>	No.	<i>2</i>
Construction type	<i>ICC</i>	No. of stories	<i>3</i>	Occupancy at time of inspection	<i>27 Commercial/Residing Special</i>	Basis of violation									

Based upon the inspection of the premises and/or records of the Department, the undersigned has determined that you, are in violation of the sections of law cited below, of Title 28 and/or 27 of the NYC Administrative Code, and the Zoning Resolution.

Violating Conditions Observed	<input type="checkbox"/> Stop Work Order Issued No. _____	<input type="checkbox"/> Hazardous	<input type="checkbox"/> Second Offense Prior ECB violation # _____
Computer No./ Infraction Code	Provision of Law	<i>Occupancy contrary to that allowed by Certificate of Occupancy # 65955 which states Commercial Building, 1st Floor Entire + Dining + 2nd + 3rd vacant - Now arranged and occupied as living quarters at 3rd Floor.</i>	
<i>203</i>	<i>27-217</i>		
Remedy: <i>Discontinued illegal use</i>			
<input type="checkbox"/> 28-126.1 (e)(i) Per day penalty for violation of section 27-118.1 x _____ units added.			

The Commissioner of the Department of Buildings orders that you correct these conditions and file a certificate of such correction.

Resolution options	Hearing information
CURE DATE <i>7/25/08</i>	If the Certificate of Correction (for a "cure") is not received by the date indicated to the left or is not approved by the Department or IF YOU ARE CHARGED WITH A HAZARDOUS OR SECOND OFFENSE VIOLATION, YOU ARE REQUIRED TO APPEAR FOR A HEARING AT THE ENVIRONMENTAL CONTROL BOARD (ECB) ON:
At the hearing, you have the option to contest or admit the violation. If a "cure date" appears in the box above, you have the additional option to admit the violation and certify correction by the cure date, resulting in a finding of "in violation," but no hearing or penalty. Also, depending on the type of violation, you may be eligible to accept a stipulation. For more information, see reverse side of the yellow copy of the "Notice of Violation and Hearing".	Hearing date <i>8/14/08</i> at <input type="checkbox"/> 10:30 AM <input type="checkbox"/> 1:30 PM <input type="checkbox"/> Other _____
	Environmental Control Board hearing locations: <input type="checkbox"/> Queens, (718) 298-7300 - 144-06 94th Avenue, 1st fl. <input type="checkbox"/> Manhattan, (212) 361-1400 - 66 John Street, 10th fl. <input type="checkbox"/> Brooklyn, (718) 875-7428 - 233 Schermerhorn Street, 11th fl. <input type="checkbox"/> Bronx, (718) 579-6844 - 1932 Arthur Avenue, 6th fl. <input type="checkbox"/> Staten Island, (212) 361-1400 - 350 St. Marks Place, 1st fl.
	Proceedings will be held under authority of the NYC Charter section 1404 and rules promulgated thereunder at 15 RCNY Chapter 31. This hearing is your opportunity to answer and defend against the allegations set forth above. If you do not appear, you will be held in default and subjected to maximum penalties.
For more information. To reschedule your hearing or inquire about the case status, call the Environmental Control Board at the numbers listed above. For information on certifying correction of this violation, read instructions on the Certificate of Correction form, call the Department of Buildings at 311, or download the "ECB Violation Reference Guide" in the Reference Materials section at www.nyc.gov/buildings .	

Issuing officer's last name, first initial (print) <i>Arkes A</i>	I personally observed the violation(s) charged and/or verified their existence through review of departmental records.
Badge number <i>1797</i> Unit Code <i>1111</i>	Issuing officer's signature <i>[Signature]</i>
Supervisor's signature <i>[Signature]</i>	This statement is affirmed under penalty of perjury.

34642421Y

ECB-PC (Rev. 8/07)

ORIGINAL - ECB COPY



[CLICK HERE TO SIGN UP FOR BUILDINGS NEWS](#)

NYC Department of Buildings
OATH/ECB Violation Details

[Click here for more information about Severity, Violation and Hearing Statuses](#)

Premises: 51 LITTLE WEST 12 STREET MANHATTAN Filed At: 51 LITTLE WEST 12 STREET , MANHATTAN , NY 10014
BIN: 1012204 Block: 645 Lot: 21 Community Board: 102

OATH/ECB Violation Summary **VIOLATION RESOLVED**

OATH/ECB Violation Number: 34642421Y

[View Image of Summons/Notice at OATH](#)

Severity: NON-HAZARDOUS Certification Status: CERTIFICATE ACCEPTED
Penalty Balance Due: \$0.00 Hearing Status: WRITTEN OFF

Respondent Information

Name: LITTLE W 12 ST
Mailing Address: 51 LITTLE WEST 12 STREET , NY , NY 10014

Violation Details

Violation Date: 06/20/2008 Violation Type: CONSTRUCTION
Served Date: 06/24/2008 Inspection Unit: MANHATTAN CONSTRUCTION

Infraction Codes	Section of Law	Standard Description
B03	27-217	OCCUPANCY CONTRARY TO THAT ALLOWED BY THE C OF O BLDG DEPT RECORDS

Specific Violation Condition(s) and Remedy:

27-217 OCCUPANCY CONTRARY TO THAT ALLOWED BY C OF O #65955 WHICH STATES COMMERCIAL BLDG 1ST FL EATING & DRINKING & 2&3 VACANT NOW ARRANGED & OCCUPIED AS LIVING QUARTER @ 3 FL REM: DISCONTINUED ILLEGAL USE

Issuing Inspector ID: DOB Violation Number: 062008C2ALA2
Issued as Aggravated Level: NO

Dept. of Buildings Compliance History and Events

Certification Status: CERTIFICATE ACCEPTED Compliance On: 07/31/2018
Certification Submission Date: 07/31/2018

A Certificate of Correction must be submitted to the Administrative Enforcement Unit (AEU) for all violations. A violation that is not dismissed by OATH/ECB will continue to remain ACTIVE or "open" on DOB records until acceptable proof is submitted to the AEU, even if you have paid the penalty imposed by OATH/ECB.

OATH/ECB Hearing Information

Hearing Status: WRITTEN OFF

OATH/ECB Penalty Information

Penalty Imposed: \$2,500.00
Adjustments: \$-1,700.00 Amount Paid: \$800.00
Penalty Balance Due: \$0.00 Court Docket Date: 10/31/2010

Severity - classification of the violation. See [Rules of the City of New York Section 102-01](#) for more information. Violations issued before July 2008 are classified as HAZ or NON-HAZ per the 1968 Building Code.

Severity	Description
Class 1 or HAZ	Immediately Hazardous violations must be corrected immediately. If an acceptable Certificate of Correction is not received, additional civil penalties may apply. See Administrative Code Section 28-202.1, 28-213.1, 28-219.1, and 28-207.2.6 that may impose \$1500 for each Class

NYCServ Violation Copy

Internet



34789464K



NOTICE OF VIOLATION AND HEARING



COMMISSIONER OF THE DEPARTMENT OF BUILDINGS
OF THE CITY OF NEW YORK, PETITIONER, AGAINST

1012204

Violation No. 34789464K
ENVIRONMENTAL CONTROL BOARD

Respondent		First name (or entity name) LITTLE W 12TH ST INC.		Last name	
<input type="checkbox"/> Mailing address (Check if same address as place of occurrence)		Number and street 51 LITTLE WEST 12 ST		City NEW YORK	State N.Y.
				Zip code 10014	
Additional mailing to be sent (agent, care of, other):					
Name		First name		Last name	
Mailing address		Number and street		City	State
				Zip code	
		License No. (if Applicable)		Project Code	

Commissioner's Order To Correct Violations

Place of occurrence	51 LITTLE W. 12 ST.	Boro	M	Date of violation	06/25/09	Type	C	Dist.	02	Code	KP	No.	03
Construction type	III	BIN No.	1012204	No. of stories	3	Block	645	Lot	21	Occupancy at time of inspection	COMMERCIAL	Basis of violation	
125 9274													

Based on an inspection of the premises and/or records of the Department, the undersigned has determined that you are in violation of the sections of law cited below, of Title 27, Title 28 of the NYC Administrative Code, the NYC Construction Codes, the NYC Zoning Resolution, the Reference Standards and/or Titles 1 and/or 2 of the Rules of the City of New York.

Violating Conditions Observed		Stop Work Order	Class 1	Class 2	Class 3	Recurring Condition
Infraction Code	Provision of Law	<input type="checkbox"/> Full <input type="checkbox"/> Partial	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B102	28-301.1	FAILURE TO MAINTAIN BUILDING IN CODE COMPLIANT MANNER. DEFECT NOTED: 3 STORY BUILDING HAVING COLLAPSED ROOF, DEGRADED CEILINGS ON FIRST & SECOND FLOOR, AND PARTITIONS THROUGHOUT FLOORS. ALSO LACKS HOLO THROUGHOUT IN AREA WALL. ALL ELECTRICAL, PLUMBING DAMAGED.				
Remedy: MAINTAIN BUILDING FORTHWITH.						
<input type="checkbox"/> ILLEGAL CONVERSION - CLASS 1. Per 28-202.1 & 1RCNY 102-01, additional daily penalties for continued violation of 28-210.1 also applicable.						
<input type="checkbox"/> Per 28-202.1 & 1RCNY 102-01, additional "Class 1" daily or "Class 2" monthly penalty also applicable.						
<input type="checkbox"/> Aggravated II Condition per 1RCNY 102-01(f)						

The Commissioner of the Department of Buildings orders that you correct these conditions and file a certificate of such correction.

Important Information: As detailed in §28-201.4 and Section 102-01 of Subchapter B of Title 1 of the Rules of the City of New York, violations may be subject to aggravated penalties of the first order, which shall be imposed in accordance with the ECB Buildings Penalty Schedule.

Resolution options	
CURE DATE	8/10/09
HEARING DATE	08/13/09 at 8:30 AM <input checked="" type="checkbox"/> 10:30 AM <input type="checkbox"/> 1:30 PM
<p>If a date appears in the box above, you may have the option to admit the violation and certify correction by the "cure date." By doing so, you avoid a hearing before the Environmental Control Board and any penalties which would be assessed at the hearing. Note: Depending on the violation, non-ECB civil penalties may apply before a cure can be granted. For more information, see reverse side of the respondent copy of this Notice of Violation.</p>	
<p>The hearing date above is mandatory if you are either charged with a Class 1 violation, or the violation is marked as an Aggravated II condition, or if no "cure date" is given on this Notice of Violation. Also, the above hearing date is mandatory for all other types of charges if a certificate of correction (for a cure) is not received by the date indicated to the left, or is not approved by the Department, or if you are offered but have not timely accepted a pre-hearing stipulation. Refer to the ECB Violation Penalty Table in the Reference area of www.nyc.gov/buildings or check the violation status on the BIS query on this website. YOU MUST ATTEND THE HEARING IF YOU WISH TO CONTEST THE VIOLATION</p>	
<p>Environmental Control Board hearing locations:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Queens, (718) 298-7300 - 144-06 94th Avenue, 1st fl. <input checked="" type="checkbox"/> Manhattan, (212) 361-1400 - 66 John Street, 10th fl. <input type="checkbox"/> Brooklyn, (718) 875-7428 - 233 Schermerhorn Street, 11th fl. <input type="checkbox"/> Bronx, (718) 993-6110 - 3030 3rd Ave., 2nd fl. <input type="checkbox"/> Staten Island, (212) 361-1400 - 350 St. Marks Place, 1st fl. <p>Proceedings will be held under the authority of the NYC Charter section 1049-a and the rules promulgated thereunder. This hearing is your opportunity to answer and defend against the allegations set forth above. Failure to appear, unless an appearance is not required through availability of a Cure or Stipulation (see reverse), will result in a default and imposition of maximum penalties.</p>	
<p>For more information. To reschedule your hearing or inquire about the case status, call the Environmental Control Board at the numbers listed above. For information on certifying correction of this violation, read instructions on the Certificate of Correction form, call the Department of Buildings at 311, or download the "ECB Violation Reference Guide" in the Reference Materials section at www.nyc.gov/buildings.</p>	

Issuing officer's last name, first initial (print)
PRACZEWSKI K.
Badge number 121214 Unit Code VIC
Supervisor's signature [Signature]

I personally observed the violation(s) charged and/or verified their existence through review of departmental records.
Issuing officer's signature [Signature]
This statement is affirmed under penalty of perjury.

ORIGINAL - ECB COPY

34789464K
ECB-PC (Rev. 9/08)



CLICK HERE TO SIGN UP FOR BUILDINGS NEWS

NYC Department of Buildings
OATH/ECB Violation Details

[Click here for more information about Severity, Violation and Hearing Statuses](#)

Premises: 51 LITTLE WEST 12 STREET MANHATTAN Filed At: 51 LITTLE WEST 12 STREET , MANHATTAN , NY 10014
BIN: 1012204 Block: 645 Lot: 21 Community Board: 102

OATH/ECB Violation Summary VIOLATION RESOLVED

OATH/ECB Violation Number: 34789464K
[View Image of Summons/Notice at OATH](#)

Severity: CLASS - 1 Certification Status: CERTIFICATE ACCEPTED
Penalty Balance Due: \$0.00 Hearing Status: WRITTEN OFF

Respondent Information

Name: LITTLE W 12TH ST INC
Mailing Address: 51 LITTLE WEST 12 STREET , NY , NY 10014

Violation Details

Violation Date: 06/25/2009 Violation Type: CONSTRUCTION
Served Date: 06/25/2009 Inspection Unit: MANHATTAN CONSTRUCTION

Infraction Codes	Section of Law	Standard Description
102	28-301.1	FAILURE TO MAINTAIN BLDG IN CODE-COMPLIANT MANNER

Specific Violation Condition(s) and Remedy:
FAILURE TO MAINTAIN BUILDING IN CODE-COMPLIANT MANNER. DEFECT NOTED: 3STORY BUILDING HAVING COLLAPSED ROOF,DETERIORATED CEILINGS ON 1ST & 2ND FLR,& PARTITIONS THROUGHOUT FLRS. ALSO LARGE HOLE THROUGHOUT IN REAR
Issuing Inspector ID: 2224 DOB Violation Number: 062509C02KP03
Issued as Aggravated Level: NO

Dept. of Buildings Compliance History and Events

Certification Status: CERTIFICATE ACCEPTED Compliance On: 07/18/2018
Certification Submission Date: 07/18/2018

A Certificate of Correction must be submitted to the Administrative Enforcement Unit (AEU) for all violations. A violation that is not dismissed by OATH/ECB will continue to remain ACTIVE or "open" on DOB records until acceptable proof is submitted to the AEU, even if you have paid the penalty imposed by OATH/ECB.

OATH/ECB Hearing Information

Hearing Status: WRITTEN OFF

OATH/ECB Penalty Information

Penalty Imposed: \$5,000.00
Adjustments: \$-4,000.00 Amount Paid: \$1,000.00
Penalty Balance Due: \$0.00 Court Docket Date: 10/31/2010

Severity - classification of the violation. See [Rules of the City of New York Section 102-01](#) for more information. Violations issued before July 2008 are classified as HAZ or NON-HAZ per the 1968 Building Code.


Severity	Description
----------	-------------

NYCServ Violation Copy


Internet



34789467X



NOTICE OF VIOLATION AND HEARING



COMMISSIONER OF THE DEPARTMENT OF BUILDINGS
OF THE CITY OF NEW YORK, PETITIONER, AGAINST 1012204

Violation No. 34789467X
ENVIRONMENTAL CONTROL BOARD

Respondent		First name (or entity name) <u>LITTLE W 12TH ST INC.</u>		Last name	
<input checked="" type="checkbox"/> Mailing address (Check if same address as place of occurrence)		Number and street <u>51 LITTLE WEST 12 ST.</u>		City <u>NEW YORK</u>	State <u>N.Y.</u>
				Zip code <u>10014</u>	
Additional mailing to be sent (agent, care of, other):				License No. (if Applicable)	Project Code
Name		First name	Last name	Company	
Mailing address		Number and street		City	State
				Zip code	

Commissioner's Order To Correct Violations

Place of occurrence		Boro	Date of violation	Type	Dist.	Code	No.
<u>51 LITTLE WEST 12 ST.</u>		<u>M</u>	<u>06125109</u>	<u>C</u>	<u>02</u>	<u>KP</u>	<u>04</u>
Construction type	BIN No.	No. of stories	Block	Lot	Occupancy at time of inspection		Basis of violation
<u>M</u>	<u>1012204</u>	<u>3</u>	<u>645</u>	<u>21</u>	<u>COMMERCIAL/VACANT</u>		<u>1259274</u>

Based on an inspection of the premises and/or records of the Department, the undersigned has determined that you are in violation of the sections of law cited below, of Title 27, Title 28 of the NYC Administrative Code, the NYC Construction Codes, the NYC Zoning Resolution, the Reference Standards and/or Titles 1 and/or 2 of the Rules of the City of New York.

Violating Conditions Observed		Stop Work Order	Class 1	Class 2	Class 3	Recurring Condition
		<input type="checkbox"/> Full <input type="checkbox"/> Partial	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Infraction Code	Provision of Law	<u>OCCUPANCY CONTRARY TO THAT ALLOWED BY THE CERTIFICATE OF OCCUPANCY OR BUILDING DEPARTMENT RECORDS. OCCUPANCY NOTED: BUILDING HAS STORED ON FIRST FLOOR THREE DISABLED CARS/LIMOUSINES AND OCCUPIED 2/3 FLOOR AS LIVING BY OWNER, CONTRARY TO CORD # 65955 DATED 05-14-1968 WHICH INDICATES EATING & DRINKING PLACE ON FIRST FLOOR AND 2, 3 FLOOR TO REMAIN VACANT.</u>				
<u>B103</u>	<u>28-118.3.2.</u>					
Remedy: <u>DISCONTINUE ILLEGAL USE.</u>						

ILLEGAL CONVERSION - CLASS 1. Per 28-202.1 & 1RCNY 102-01, additional daily penalties for continued violation of 28-210.1 also applicable.

Per 28-202.1 & 1RCNY 102-01, additional "Class 1" daily or "Class 2" monthly penalty also applicable. Aggravated II Condition per 1RCNY 102-01(f)

The Commissioner of the Department of Buildings orders that you correct these conditions and file a certificate of such correction.

Important Information: As detailed in §38-201.4 and Section 102-01 of Subchapter 6 of Title 1 of the Rules of the City of New York, violations may be subject to aggravated penalties of the first order, which shall be imposed in accordance with the ECB Buildings Penalty Schedule.

Resolution options	
CURE DATE <u>NONE</u>	HEARING DATE <u>08/13/07</u> at <input checked="" type="checkbox"/> 8:30 AM <input type="checkbox"/> 10:30 AM <input type="checkbox"/> 1:30 PM
<p>If a date appears in the box above, you may have the option to admit the violation and certify correction by the "cure date." By doing so, you avoid a hearing before the Environmental Control Board and any penalties which would be assessed at the hearing. Note: Depending on the violation, non-ECB civil penalties may apply before a cure can be granted. For more information, see reverse side of the respondent copy of this Notice of Violation.</p>	
<p>Environmental Control Board hearing locations:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Queens, (718) 298-7300 - 144-06 94th Avenue, 1st fl. <input checked="" type="checkbox"/> Manhattan, (212) 361-1400 - 66 John Street, 10th fl. <input type="checkbox"/> Brooklyn, (718) 875-7428 - 233 Schermerhorn Street, 11th fl. <input type="checkbox"/> Bronx, (718) 993-8110 - 3030 3rd Ave., 2nd fl. <input type="checkbox"/> Staten Island, (212) 361-1400 - 350 St. Marks Place, 1st fl. <p>Proceedings will be held under the authority of the NYC Charter section 1049-a and the rules promulgated thereunder. This hearing is your opportunity to answer and defend against the allegations set forth above. Failure to appear, unless an appearance is not required through availability of a Cure or Stipulation (see reverse), will result in a default and imposition of maximum penalties.</p>	
<p>For more information. To reschedule your hearing or inquire about the case status, call the Environmental Control Board at the numbers listed above. For information on certifying correction of this violation, read instructions on the Certificate of Correction form, call the Department of Buildings at 311, or download the "ECB Violation Reference Guide" in the Reference Materials section at www.nyc.gov/buildings.</p>	
Issuing officer's last name, first initial (print) <u>PARCZEWSKI K</u>	I personally observed the violation(s) charged and/or verified their existence through review of departmental records.
Badge number <u>21214</u> Unit Code <u>11C</u>	Issuing officer's signature <u>[Signature]</u> This statement is affirmed under penalty of perjury.
Supervisor's signature <u>[Signature]</u>	

ORIGINAL - ECB COPY

34789467X
ECB-PC (Rev. 9/08)



CLICK HERE TO SIGN UP FOR BUILDINGS NEWS

NYC Department of Buildings
OATH/ECB Violation Details

[Click here for more information about Severity, Violation and Hearing Statuses](#)

Premises: 51 LITTLE WEST 12 STREET MANHATTAN Filed At: 51 LITTLE WEST 12 STREET , MANHATTAN , NY 10014
BIN: 1012204 Block: 645 Lot: 21 Community Board: 102

OATH/ECB Violation Summary VIOLATION RESOLVED

OATH/ECB Violation Number: 34789467X
[View Image of Summons/Notice at OATH](#)

Severity: CLASS - 1 Certification Status: CERTIFICATE ACCEPTED
Penalty Balance Due: \$0.00 Hearing Status: WRITTEN OFF

Respondent Information

Name: LITTLE W 12TH ST INC
Mailing Address: 51 LITTLE WEST 12 STREET , NY , NY 10014

Violation Details

Violation Date: 06/25/2009 Violation Type: CONSTRUCTION
Served Date: 06/26/2009 Inspection Unit: MANHATTAN CONSTRUCTION

Infraction Codes	Section of Law	Standard Description
103	28-118.3.2	OCC CONTRARY TO THAT ALLOWED BY THE C OF O OR DOB RECORDS

Specific Violation Condition(s) and Remedy:
OCCUPANCY CONTRARY TO THAT ALLOWED BY THE C OF O OR BUILDING DEPT RECORDS. OCCUPANCY NOTED: BUILDING HAS STORED ON 1ST FLR 3 DISABLED. CARS/LIMOUSINES & OCCUPIED 2/3 FLR AS LIVING BY OWNER, CONTRARY TO C OF O

Issuing Inspector ID: 2224 DOB Violation Number: 062509C02KP04
Issued as Aggravated Level: NO

Dept. of Buildings Compliance History and Events

Certification Status: CERTIFICATE ACCEPTED Compliance On: 07/24/2018
Certification Submission Date: 07/24/2018 Certification Disapproval Date: 07/19/2018

A Certificate of Correction must be submitted to the Administrative Enforcement Unit (AEU) for all violations. A violation that is not dismissed by OATH/ECB will continue to remain ACTIVE or "open" on DOB records until acceptable proof is submitted to the AEU, even if you have paid the penalty imposed by OATH/ECB.

OATH/ECB Hearing Information

Hearing Status: WRITTEN OFF

OATH/ECB Penalty Information

Penalty Imposed: \$12,000.00
Adjustments: \$-9,600.00 Amount Paid: \$2,400.00
Penalty Balance Due: \$0.00 Court Docket Date: 10/31/2010

Severity - classification of the violation. See [Rules of the City of New York Section 102-01](#) for more information. Violations issued before July 2008 are classified as HAZ or NON-HAZ per the 1968 Building Code.

Severity	Description
Class 1 or HAZ	Immediately Hazardous violations must be corrected immediately. If an acceptable Certificate of Correction is not received, additional civil penalties may apply. See Administrative Code Section 28-202.1, 28-213.1, 28-219.1, and 28-207.2.6 that may impose \$1500 for each Class

NYCServ Violation Copy

Internet



34789490Y



NOTICE OF VIOLATION AND HEARING



COMMISSIONER OF THE DEPARTMENT OF BUILDINGS
OF THE CITY OF NEW YORK, PETITIONER, AGAINST **1012204** **Violation No. 34789490Y**
ENVIRONMENTAL CONTROL BOARD

Respondent	First name (or entity name) <i>Little W 12th St. Inc.</i>		Last name		
<input type="checkbox"/> Mailing address (Check if same address as place of occurrence)	Number and street <i>51 LITTLE WEST 12 ST.</i>		City <i>NEW YORK</i>	State <i>NY</i>	Zip code <i>10014</i>
Additional mailing to be sent (agent, care of, other):					
Name	First name	Last name	Company		
Mailing address	Number and street		City	State	Zip code

Commissioner's Order To Correct Violations

Place of occurrence	<i>51 LITTLE W 12 STREET</i>	Boro <i>M</i>	Date of violation <i>06 126 109</i>	Type <i>C</i>	Dist. <i>02</i>	Code <i>GR</i>	No. <i>01</i>
Construction type <i>TH</i>	BIN No. <i>1012204</i>	No. of stories <i>3</i>	Block <i>645</i>	Lot <i>21</i>	Occupancy at time of inspection <i>COMM.</i>	Basis of violation <i>350 1259</i>	

Based on an inspection of the premises and/or records of the Department, the undersigned has determined that you are in violation of the sections of law cited below, of Title 27, Title 28 of the NYC Administrative Code, the NYC Construction Codes, the NYC Zoning Resolution, the Reference Standards and/or Titles 1 and/or 2 of the Rules of the City of New York.

Violating Conditions Observed	Stop Work Order <input type="checkbox"/> Full <input type="checkbox"/> Partial	Class 1 <input checked="" type="checkbox"/>	Class 2 <input type="checkbox"/>	Class 3 <input type="checkbox"/>	Recurring Condition <input type="checkbox"/>
Infraction Code <i>B101</i>	Provision of Law <i>28-105.1</i>	<i>WORK WITHOUT A PERMIT: NOTES: VERTICAL EXTENSION OF 3 STORY BUILDING. ADDING 4" FLOOR INSTALL STEEL BEAMS AT 4th FLOOR. MASONRY BLOCKS ERECTED APPROX 10' ABOVE 3rd FLOOR AT EXPOSURE #2, #3, #4. ROOF OPEN AND EXPOSED TO ELEMENTS.</i> <i>ENGINEER</i> <i>* PROVIDE STRUCTURAL REPORT TO VERIFY STRUCTURAL STABILITY OF BUILDING. VERIFY ALL APPROVED PLANS WITH D.O.B.</i>			
Remedy: <i>OBTAIN A PERMIT OR RESTORE PREMISES TO PRIOR LEGAL CONDITION</i>					
<input type="checkbox"/> ILLEGAL CONVERSION - CLASS 1. Per 28-202.1 & 1RCNY 102-01, additional daily penalties for continued violation of 28-210.1 also applicable. <input type="checkbox"/> Per 28-202.1 & 1RCNY 102-01, additional "Class 1" daily or "Class 2" monthly penalty also applicable. <input type="checkbox"/> Aggravated II Condition per 1RCNY 102-01(f)					

Important information: As detailed in §28-201.4 and Section 102-01 of Subchapter B of Title 1 of the Rules of the City of New York, violations may be subject to aggravated penalties of the first order, which shall be imposed in accordance with the ECB Buildings Penalty Schedule.

Resolution options

CURE DATE	<i>7/13/09</i>	HEARING DATE	<i>08/13/09</i> at <input checked="" type="checkbox"/> 8:30 AM <input type="checkbox"/> 10:30 AM <input type="checkbox"/> 1:30 PM
<p>If a date appears in the box above, you may have the option to admit the violation and certify correction by the "cure date." By doing so, you avoid a hearing before the Environmental Control Board and any penalties which would be assessed at the hearing. Note: Depending on the violation, non-ECB civil penalties may apply before a cure can be granted. For more information, see reverse side of the respondent copy of this Notice of Violation.</p>			
<p>Environmental Control Board hearing locations:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Queens, (718) 298-7300 - 144-06 94th Avenue, 1st fl. <input checked="" type="checkbox"/> Manhattan, (212) 361-1400 - 66 John Street, 10th fl. <input type="checkbox"/> Brooklyn, (718) 875-7428 - 233 Schermerhorn Street, 11th fl. <input type="checkbox"/> Bronx, (718) 993-6110 - 3030 3rd Ave., 2nd fl. <input type="checkbox"/> Staten Island, (212) 361-1400 - 350 St. Marks Place, 1st fl. <p>Proceedings will be held under the authority of the NYC Charter section 1049-a and the rules promulgated thereunder. This hearing is your opportunity to answer and defend against the allegations set forth above. Failure to appear, unless an appearance is not required through availability of a Cure or Stipulation (see reverse), will result in a default and imposition of maximum penalties.</p>			
<p>For more information, To reschedule your hearing or inquire about the case status, call the Environmental Control Board at the numbers listed above. For information on certifying correction of this violation, read instructions on the Certificate of Correction form, call the Department of Buildings at 311, or download the "ECB Violation Reference Guide" in the Reference Materials section at www.nyc.gov/buildings.</p>			

Issuing officer's last name, first initial (print) <i>Kella, G</i>	I personally observed the violation(s) charged and/or verified their existence through review of departmental records.
Badge number <i>2396</i>	Issuing officer's signature <i>[Signature]</i>
Supervisor's signature <i>[Signature]</i>	This statement is affirmed under penalty of perjury. JUL 02 2009

34789490Y
ECB-PC (Rev. 9/08)

ORIGINAL - ECB COPY



[CLICK HERE TO SIGN UP FOR BUILDINGS NEWS](#)

**NYC Department of Buildings
OATH/ECB Violation Details**

[Click here for more information about Severity, Violation and Hearing Statuses](#)

Premises: 51 LITTLE WEST 12 STREET MANHATTAN **Filed At:** 51 LITTLE WEST 12 STREET , MANHATTAN , NY 10014
BIN: 1012204 **Block:** 645 **Lot:** 21 **Community Board:** 102

OATH/ECB Violation Summary VIOLATION RESOLVED

OATH/ECB Violation Number: 34789490Y
[View Image of Summons/Notice at OATH](#)

Severity: CLASS - 1 **Certification Status:** N/A - DISMISSED
Penalty Balance Due: \$-1,600.00 **Hearing Status:** DL - UNKNOWN

Respondent Information

Name: LITTLE W 12 ST INC
Mailing Address: 51 LITTLE WEST 12 STREET , MANH , NY 10014

Violation Details

Violation Date: 06/26/2009 **Violation Type:** CONSTRUCTION
Served Date: 06/26/2009 **Inspection Unit:** MANHATTAN CONSTRUCTION

Infraction Codes	Section of Law	Standard Description
101	28-105.1	WORK WITHOUT A PERMIT

Specific Violation Condition(s) and Remedy:
 WORK WITHOUT A PERMIT: NOTED: VERTICAL EXTENSION OF 3 STORY BUILDING ADDING 4TH FLOOR, INSTALL STEEL BEAMS AT 4TH FLOOR MASONRY BLOCKS ERECTED APPROX 10' ABOVE 3RD FLOOR AT EXPOSURE #2,32 #4 ROOF OPEN AND
Issuing Inspector ID: 2396 **DOB Violation Number:** 062609C02GR01
Issued as Aggravated Level: NO

Dept. of Buildings Compliance History and Events

Certification Status: N/A - DISMISSED **Compliance On:**

A Certificate of Correction must be submitted to the Administrative Enforcement Unit (AEU) for all violations. A violation that is not dismissed by OATH/ECB will continue to remain ACTIVE or "open" on DOB records until acceptable proof is submitted to the AEU, even if you have paid the penalty imposed by OATH/ECB.

OATH/ECB Hearing Information

Hearing Status: DL - UNKNOWN

OATH/ECB Penalty Information

Penalty Imposed: \$0.00 **Amount Paid:** \$1,600.00
Adjustments: \$0.00 **Court Docket Date:** 10/31/2010
Penalty Balance Due: \$-1,600.00

Severity - classification of the violation. See [Rules of the City of New York Section 102-01](#) for more information. Violations issued before July 2008 are classified as HAZ or NON-HAZ per the 1968 Building Code.


Severity	Description
Class 1 or HAZ	Immediately Hazardous violations must be corrected immediately. If an acceptable Certificate of Correction is not received, additional civil penalties may apply. See Administrative Code Section 28-202.1, 28-213.1, 28-219.1 and 28-207.2.6 that may impose \$1500 for each Class 1 violation. If the violation condition is an illegal conversion, additional

NYCServ Violation Copy


Internet



34789596M



NOTICE OF VIOLATION AND HEARING



Violation No. 34789596M
ENVIRONMENTAL CONTROL BOARD

COMMISSIONER OF THE DEPARTMENT OF BUILDINGS
OF THE CITY OF NEW YORK, PETITIONER, AGAINST

Respondent		First name (or entity name)		Last name	
		Little W 12 th STREET INC			
<input type="checkbox"/> Mailing address (Check if same address as place of occurrence)	Number and street		City	State	Zip code
	51 Little W 12 th STREET		NEW YORK	N.Y.	10019
Additional mailing to be sent (agent, care of, other):			License No. (if Applicable)	Project Code	
Name		First name	Last name	Company	
Mailing address		Number and street	City	State	Zip code

Commissioner's Order To Correct Violations

Place of occurrence		Boro	Date of violation	Type	Dist.	Code	No.
51 Little W 12 th STREET		M	07/17/09	C	02	GR	05
Construction type	BIN No.	No. of stories	Block	Lot	Occupancy at time of inspection	Basis of violation	
ITE	1012204	4	645	21	VACANT / Comm	1260910	

Based on an inspection of the premises and/or records of the Department, the undersigned has determined that you are in violation of the sections of law cited below, of Title 27, Title 28 of the NYC Administrative Code, the NYC Construction Codes, the NYC Zoning Resolution, the Reference Standards and/or Titles 1 and/or 2 of the Rules of the City of New York.

Violating Conditions Observed		Stop Work Order	Class 1	Class 2	Class 3	Recurring Condition
		<input type="checkbox"/> Full <input type="checkbox"/> Partial	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Infraction Code	Provision of Law	Failure to maintain building walls or appurtenances: NOTED, building roof open and unprotected to elements at 3 rd floor premises has vacate order in effect due to 4 th floor vertical extension NOT completed compromising buildings structural stability.				
B104	28-302.1					
Remedy: Provide ENGINEERS REPORT on structural stability of building to DEPT OF BUILDINGS forthwith.						
<input type="checkbox"/> ILLEGAL CONVERSION - CLASS 1. Per 28-202.1 & 1RCNY 102-01, additional daily penalties for continued violation of 28-210.1 also applicable. <input type="checkbox"/> Per 28-202.1 & 1RCNY 102-01, additional "Class 1" daily or "Class 2" monthly penalty also applicable. <input checked="" type="checkbox"/> Aggravated if Condition per 1RCNY 102-01(f)						

The Commissioner of the Department of Buildings orders that you correct these conditions and file a certificate of such correction.

Important Information: As detailed in §28-201.4 and Section 102-01 of Subchapter B of Title 1 of the Rules of the City of New York, violations may be subject to aggravated penalties of the first order, which shall be imposed in accordance with the ECB Buildings Penalty Schedule.

Resolution options	
CURE DATE <input checked="" type="checkbox"/>	HEARING DATE 09/10/09 at <input type="checkbox"/> 8:30 AM <input type="checkbox"/> 10:30 AM <input type="checkbox"/> 1:30 PM

If a date appears in the box above, you may have the option to admit the violation and certify correction by the "cure date." By doing so, you avoid a hearing before the Environmental Control Board and any penalties which would be assessed at the hearing. Note: Depending on the violation, non-ECB civil penalties may apply before a cure can be granted. For more information, see reverse side of the respondent copy of this Notice of Violation.

Environmental Control Board hearing locations:

- Queens, (718) 298-7300 - 144-06 94th Avenue, 1st fl.
- Manhattan, (212) 361-1400 - 66 John Street, 10th fl.
- Brooklyn, (718) 875-7428 - 233 Schermerhorn Street, 11th fl.
- Bronx, (718) 993-6110 - 3030 3rd Ave., 2nd fl.
- Staten Island, (212) 361-1400 - 350 St. Marks Place, 1st fl.

Proceedings will be held under the authority of the NYC Charter section 1049-a and the rules promulgated thereunder. This hearing is your opportunity to answer and defend against the allegations set forth above. Failure to appear, unless an appearance is not required through availability of a Cure or Stipulation (see reverse), will result in a default and imposition of maximum penalties.

For more information, to reschedule your hearing or inquire about the case status, call the Environmental Control Board at the numbers listed above. For information on certifying correction of this violation, read instructions on the Certificate of Correction form, call the Department of Buildings at 311, or download the "ECB Violation Reference Guide" in the Reference Materials section at www.nyc.gov/buildings.

Issuing officer's last name, first initial (print) Kella, G	I personally observed the violation(s) charged and/or verified their existence through review of departmental records.
123916 LIC Badge number Unit Code	Issuing officer's signature This statement is affirmed under penalty of perjury.
Supervisor's signature	ORIGINAL - ECB COPY

34789596M
ECB-PC (Rev. 9/08)



CLICK HERE TO SIGN UP FOR BUILDINGS NEWS

NYC Department of Buildings
OATH/ECB Violation Details

Click here for more information about Severity, Violation and Hearing Statuses

Premises: 51 LITTLE WEST 12 STREET MANHATTAN Filed At: 51 LITTLE WEST 12 STREET , MANHATTAN , NY 10014
BIN: 1012204 Block: 645 Lot: 21 Community Board: 102

OATH/ECB Violation Summary VIOLATION RESOLVED

OATH/ECB Violation Number: 34789596M
View Image of Summons/Notice at OATH

Severity: CLASS - 1 Certification Status: CERTIFICATE ACCEPTED
Penalty Balance Due: \$0.00 Hearing Status: WRITTEN OFF

Respondent Information

Name: LITTLE W 12 ST
Mailing Address: 51 LITTLE WEST 12 STREET , NY , NY 10014

Violation Details

Violation Date: 07/17/2009 Violation Type: CONSTRUCTION
Served Date: 07/17/2009 Inspection Unit: MANHATTAN CONSTRUCTION

Table with 3 columns: Infraction Codes, Section of Law, Standard Description. Row 1: 104, 28-302.1, FAILURE TO MAINTAIN BLDG WALL(S) OR APPURTENANCES

Specific Violation Condition(s) and Remedy:
FAILURE TO MAINTAIN BLDG WALLS OR APPURTENANCES: NOTED: BLDG ROOF OPENAND UNPROTECTED TO ELEMENTS AT 3RD FLR PREMISES HAS VACATED ORDER IN EFFECT DUE TO 4TH FLR VERTICAL EXTENSION NOT COMPLETED COMPROMISING

Issuing Inspector ID: 2396 DOB Violation Number: 071709C02GR05
Issued as Aggravated Level: NO

Dept. of Buildings Compliance History and Events

Certification Status: CERTIFICATE ACCEPTED Compliance On: 07/18/2018
Certification Submission Date: 07/18/2018

A Certificate of Correction must be submitted to the Administrative Enforcement Unit (AEU) for all violations. A violation that is not dismissed by OATH/ECB will continue to remain ACTIVE or "open" on DOB records until acceptable proof is submitted to the AEU, even if you have paid the penalty imposed by OATH/ECB.

OATH/ECB Hearing Information

Hearing Status: WRITTEN OFF

OATH/ECB Penalty Information

Penalty Imposed: \$5,000.00 Amount Paid: \$1,000.00
Adjustments: \$-4,000.00
Penalty Balance Due: \$0.00 Court Docket Date: 08/31/2010

Severity - classification of the violation. See Rules of the City of New York Section 102-01 for more information. Violations issued before July 2008 are classified as HAZ or NON-HAZ per the 1968 Building Code.

Table with 2 columns: Severity, Description. Row 1: Class 1 or HAZ, Immediately Hazardous violations must be corrected immediately. If an acceptable Certificate of Correction is not received, additional civil penalties may apply. See Administrative Code Section 28-202.1, 28-213.1, 28-219.1 and 28-207.2.6 that may impose \$1500 for each Class

NYCServ Violation Copy

Internet



34789597Y



NOTICE OF VIOLATION AND HEARING



COMMISSIONER OF THE DEPARTMENT OF BUILDINGS
OF THE CITY OF NEW YORK, PETITIONER, AGAINST

Violation No. 34789597Y
ENVIRONMENTAL CONTROL BOARD

Respondent	First name (or entity name) <i>LITTLE W 12th STREET INC</i>		Last name	
<input type="checkbox"/> Mailing address (Check if same address as place of occurrence)	Number and street <i>51 LITTLE W 12th STREET</i>		City	State
Additional mailing to be sent (agent, care of, other):			License No. (if Applicable)	Project Code
Name	First name	Last name	Company	
Mailing address	Number and street		City	State

Commissioner's Order To Correct Violations

Place of occurrence	<i>51 LITTLE W 12th STREET</i>		Boro	Date of violation	Type	Dist.	Code	No.
Construction type	BIN No.	No. of stories	Block	Lot	Occupancy at time of inspection	Basis of violation		
<i>IT</i>	<i>1012204</i>	<i>4</i>	<i>645</i>	<i>21</i>	<i>VACANT/Comm</i>	<i>1260910</i>		

Based on an inspection of the premises and/or records of the Department, the undersigned has determined that you are in violation of the sections of law cited below, of Title 27, Title 28 of the NYC Administrative Code, the NYC Construction Codes, the NYC Zoning Resolution, the Reference Standards and/or Titles 1 and/or 2 of the Rules of the City of New York.

Violating Conditions Observed	Stop Work Order <input type="checkbox"/> Full <input type="checkbox"/> Partial	Class 1 <input type="checkbox"/>	Class 2 <input type="checkbox"/>	Class 3 <input checked="" type="checkbox"/>	Recurring Condition <input type="checkbox"/>
--------------------------------------	---	-------------------------------------	-------------------------------------	--	---

Infraction Code	Provision of Law	Work without a permit; noted: At front of building exposure #1 curb cut on Little W 12 Street approx 16' in front of premises, curb cut is 100% complete.
<i>8301</i>	<i>28-105.1</i>	

Remedy:	<i>OBTAIN PERMIT OR RESTORE PREMISES TO PRIOR LEGAL CONDITION</i>
----------------	---

ILLEGAL CONVERSION - CLASS 1. Per 28-202.1 & 1RCNY 102-01, additional daily penalties for continued violation of 28-210.1 also applicable.

Per 28-202.1 & 1RCNY 102-01, additional "Class 1" daily or "Class 2" monthly penalty also applicable.

Aggravated if Condition per 1RCNY 102-01(f)

The Commissioner of the Department of Buildings orders that you correct these conditions and file a certificate of such correction.

Important Information: As detailed in §28-201.4 and Section 102-01 of Subchapter B of Title 1 of the Rules of the City of New York, violations may be subject to aggravated penalties of the first order, which shall be imposed in accordance with the ECB Buildings Penalty Schedule.

Resolution options

CURE DATE	<i>08/26/09</i>	HEARING DATE	<i>09/10/09</i> at <input checked="" type="checkbox"/> 8:30 AM <input type="checkbox"/> 10:30 AM <input type="checkbox"/> 1:30 PM
------------------	-----------------	---------------------	---

If a date appears in the box above, you may have the option to admit the violation and certify correction by the "cure date." By doing so, you avoid a hearing before the Environmental Control Board and any penalties which would be assessed at the hearing. Note: Depending on the violation, non-ECB civil penalties may apply before a cure can be granted. For more information, see reverse side of the respondent copy of this Notice of Violation.

The hearing date above is mandatory if you are either charged with a Class 1 violation, or the violation is marked as an Aggravated if condition, or if no "cure date" is given on this Notice of Violation. Also, the above hearing date is mandatory for all other types of charges if a certificate of correction (for a cure) is not received by the date indicated to the left, or is not approved by the Department, or if you are offered but have not timely accepted a pre-hearing stipulation. Refer to the ECB Violation Penalty Table in the Reference area of www.nyc.gov/buildings or check the violation status on the BIS query on this website. YOU MUST ATTEND THE HEARING IF YOU WISH TO CONTEST THE VIOLATION

Environmental Control Board hearing locations:

- Queens, (718) 288-7300 - 144-06 94th Avenue, 1st fl.
- Manhattan, (212) 361-1400 - 66 John Street, 10th fl.
- Brooklyn, (718) 875-7428 - 233 Schermerhorn Street, 11th fl.
- Bronx, (718) 993-6110 - 3030 3rd Ave., 2nd fl.
- Staten Island, (212) 361-1400 - 350 St. Marks Place, 1st fl.

Proceedings will be held under the authority of the NYC Charter section 1049-a and the rules promulgated thereunder. This hearing is your opportunity to answer and defend against the allegations set forth above. Failure to appear, unless an appearance is not required through availability of a Cure or Stipulation (see reverse), will result in a default and imposition of maximum penalties.

For more information, to reschedule your hearing or inquire about the case status, call the Environmental Control Board at the numbers listed above. For information on certifying correction of this violation, read instructions on the Certificate of Correction form, call the Department of Buildings at 311, or download the "ECB Violation Reference Guide" in the Reference Materials section at www.nyc.gov/buildings.

Issuing officer's last name, first initial (print) <i>Kella G</i>	I personally observed the violation(s) charged and/or verified their existence through review of departmental records.
Badge number <i>121319161</i>	Unit Code <i>11C1</i>
Supervisor's signature <i>[Signature]</i>	Issuing officer's signature <i>[Signature]</i>
This statement is affirmed under penalty of perjury.	

JUL 21 2009
ORIGINAL - ECB COPY

34789597Y
ECB-PC (Rev. 9/08)



**NYC Department of Buildings
OATH/ECB Violation Details**

[Click here for more information about Severity, Violation and Hearing Statuses](#)

Premises: 51 LITTLE WEST 12 STREET MANHATTAN Filed At: 51 LITTLE WEST 12 STREET , MANHATTAN , NY 10014
 BIN: 1012204 Block: 645 Lot: 21 Community Board: 102

OATH/ECB Violation Summary **VIOLATION RESOLVED**

OATH/ECB Violation Number: 34789597Y
[View Image of Summons/Notice at OATH](#)

Severity: CLASS - 3 Certification Status: CERTIFICATE ACCEPTED
 Penalty Balance Due: \$0.00 Hearing Status: WRITTEN OFF

Respondent Information

Name: LITTLE W 12TH STREET INC
 Mailing Address: 51 LITTLE WEST 12 STREET , NY , NY 10014

Violation Details

Violation Date: 07/17/2009 Violation Type: CONSTRUCTION
 Served Date: 07/17/2009 Inspection Unit: MANHATTAN CONSTRUCTION

Infraction Codes	Section of Law	Standard Description
301	28-105.1	WORK WITHOUT A PERMIT

Specific Violation Condition(s) and Remedy:
 WORK W/O A PERMIT; NOTED: AT FRONT OF BLDG EXP #1 CURB CUT ON LITTLE W12 STREET APPROX 16' IN FRONT OF PREMISES. CURB CUT IS 100% COMPLETE.

Issuing Inspector ID: 2396 DOB Violation Number: 071709C02GR06
 Issued as Aggravated Level: NO

Dept. of Buildings Compliance History and Events

Certification Status: CERTIFICATE ACCEPTED Compliance On: 07/31/2018
 Certification Submission Date: 07/18/2018

A Certificate of Correction must be submitted to the Administrative Enforcement Unit (AEU) for all violations. A violation that is not dismissed by OATH/ECB will continue to remain ACTIVE or "open" on DOB records until acceptable proof is submitted to the AEU, even if you have paid the penalty imposed by OATH/ECB.

OATH/ECB Hearing Information

Hearing Status: WRITTEN OFF

OATH/ECB Penalty Information

Penalty Imposed: \$500.00 Amount Paid: \$200.00
 Adjustments: -\$300.00 Court Docket Date: 09/30/2010
 Penalty Balance Due: \$0.00

Severity - classification of the violation. See [Rules of the City of New York Section 102-01](#) for more information. Violations issued before July 2008 are classified as HAZ or NON-HAZ per the 1968 Building Code.

Severity	Description
Class 1 or HAZ	Immediately Hazardous violations must be corrected immediately. If an acceptable Certificate of Correction is not received, additional civil penalties may apply. See Administrative Code Section 28-202.1, 28-

NYCServ Violation Copy

Internet



34778606N



NOTICE OF VIOLATION AND HEARING



COMMISSIONER OF THE DEPARTMENT OF BUILDINGS
OF THE CITY OF NEW YORK, PETITIONER, AGAINST

Violation No. 34778606N
ENVIRONMENTAL CONTROL BOARD

Respondent	First name (or entity name) GEARY	Last name NOURT
<input type="checkbox"/> Mailing address (Check if same address as place of occurrence)	Number and street 51 LITTLE WEST 12 th ST	City NEW YORK
		State NY
		Zip code 10014
Additional mailing to be sent (agent, care of, other):		License No. (If Applicable)
		Project Code 6507
Name	First name	Last name
		Company
Mailing address	Number and street	City
		State
		Zip code

Commissioner's Order To Correct Violations

Place of occurrence	51 LITTLE W 12 th ST	Boro NY	Date of violation 09/25/09	Type FEU	Dist. W2	Code TOL	No. 01
Construction type NON-FREESTANDING	BIN No. 1012204	No. of stories 3	Block 645	Lot 21	Occupancy at time of inspection VACANT	Basis of violation COMP.	1260910

Based on an inspection of the premises and/or records of the Department, the undersigned has determined that you are in violation of the sections of law cited below, of Title 27, Title 28 of the NYC Administrative Code, the NYC Construction Codes, the NYC Zoning Resolution, the Reference Standards and/or Titles 1 and/or 2 of the Rules of the City of New York.

Violating Conditions Observed	Stop Work Order	Class 1	Class 2	Class 3	Recurring Condition
	<input type="checkbox"/> Full <input type="checkbox"/> Partial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Infraction Code	Provision of Law	Description
B263	28-204.4	FAILURE TO COMPLY, CORRECT OR CERTIFY VIOLATION.
	NYC BLDG CODE	FAILURE TO COMPLY WITH THE COMMISSIONER'S ORDER TO FILE A CERTIFICATE OF CORRECTION WITH THE DEPT. OF BLDGS. A VIOLATION WAS ISSUED ON 01.17.09 FOR FAILURE TO MAINTAIN BLDG WAIVER OR MAINTENANCES VIOLATION No 34789556M.

Remedy: FILE ALL CORRECTIVE WORK PLANS WITH DEPT AND OBTAIN ALL PERMITS.
FILE CERTIFICATE OF CORRECTION.

ILLEGAL CONVERSION - CLASS 1. Per 28-202.1 & 1RCNY 102-01, additional daily penalties for continued violation of 28-210.1 also applicable.

Per 28-202.1 & 1RCNY 102-01, additional "Class 1" daily or "Class 2" monthly penalty also applicable.

Aggravated II Condition per 1RCNY 102-01(i)

The Commissioner of the Department of Buildings orders that you correct these conditions and file a certificate of such correction.

Important Information: As detailed in §28-201.4 and Section 102-01 of Subchapter B of Title 1 of the Rules of the City of New York, violations may be subject to aggravated penalties of the first order, which shall be imposed in accordance with the ECB Buildings Penalty Schedule.

Resolution options

CURE DATE

HEARING DATE 11/19/09 at 8:30 AM 10:30 AM 1:30 PM

If a date appears in the box above, you may have the option to **admit** the violation and certify correction by the "cure date." By doing so, you avoid a hearing before the Environmental Control Board and any penalties which would be assessed at the hearing. Note: Depending on the violation, non-ECB civil penalties may apply before a cure can be granted. For more information, see reverse side of the respondent copy of this Notice of Violation.

Environmental Control Board hearing locations:

- Queens, (718) 298-7300 - 144-06 94th Avenue, 1st fl.
- Manhattan, (212) 361-1400 - 65 John Street, 10th fl.
- Brooklyn, (718) 875-7428 - 233 Schermerhorn Street, 11th fl.
- Bronx, (718) 993-6110 - 3030 3rd Ave., 2nd fl.
- Staten Island, (212) 361-1400 - 350 St. Marks Place, 1st fl.

Proceedings will be held under the authority of the NYC Charter section 1049-a and the rules promulgated thereunder. This hearing is your opportunity to answer and defend against the allegations set forth above. Failure to appear, unless an appearance is not required through availability of a Cure or Stipulation (see reverse), will result in a default and imposition of maximum penalties.

For more information. To reschedule your hearing or inquire about the case status, call the Environmental Control Board at the numbers listed above. For information on certifying correction of this violation, read instructions on the Certificate of Correction form, call the Department of Buildings at 311, or download the "ECB Violation Reference Guide" in the Reference Materials section at www.nyc.gov/buildings.

Issuing officer's last name, first initial (print)
LYNCH, T

I personally observed the violation(s) charged and/or verified their existence through review of departmental records.

Badge number 9171X Unit Code FEU

Issuing officer's signature [Signature]

This statement is affirmed under penalty of perjury.

Supervisor's signature [Signature]

ORIGINAL-ECB COPY

34778606N
ECB-PC (Rev. 9/08)



[CLICK HERE TO SIGN UP FOR BUILDINGS NEWS](#)

NYC Department of Buildings
OATH/ECB Violation Details

[Click here for more information about Severity, Violation and Hearing Statuses](#)

Premises: 51 LITTLE WEST 12 STREET MANHATTAN Filed At: 51 LITTLE WEST 12 STREET , MANHATTAN , NY 10014
 BIN: 1012204 Block: 645 Lot: 21 Community Board: 102

OATH/ECB Violation Summary VIOLATION RESOLVED

OATH/ECB Violation Number: 34778606N
[View Image of Summons/Notice at OATH](#)

Severity: CLASS - 2 Certification Status: CERTIFICATE ACCEPTED
 Penalty Balance Due: \$0.00 Hearing Status: WRITTEN OFF

Respondent Information

Name: JERRY NOURY
 Mailing Address: 51 LITTLE WEST 12 STREET , NY , NY 10014

Violation Details

Violation Date: 09/25/2009 Violation Type: CONSTRUCTION
 Served Date: 09/25/2009 Inspection Unit: FORENSIC ENGINEERING

Infraction Codes	Section of Law	Standard Description
263	AC 28-204.4	FAIL TO COMPLY W/COMMISSIONER ORDER TO FILE CERT OF CORRECTION W/DOB

Specific Violation Condition(s) and Remedy:
 FAILURE TO COMPLY CORRECT OR CERTIFY VIOLATION. FAILURE TO COMPLY WITH THE COMMISSIONERS ORDER TO FILE A CERTIFICATE OF CORRECTION WITH THE DEPT OF BLDGS. A VIOLATION WAS ISSUED ON 7/17/09 FOR FAILURE TO MAINTAIN

Issuing Inspector ID: 9TLX DOB Violation Number: 092509FEU102TOL01
 Issued as Aggravated Level: NO

Dept. of Buildings Compliance History and Events

Certification Status: CERTIFICATE ACCEPTED Compliance On: 07/18/2018
 Certification Submission Date: 07/18/2018

A Certificate of Correction must be submitted to the Administrative Enforcement Unit (AEU) for all violations. A violation that is not dismissed by OATH/ECB will continue to remain ACTIVE or "open" on DOB records until acceptable proof is submitted to the AEU, even if you have paid the penalty imposed by OATH/ECB.

OATH/ECB Hearing Information

Hearing Status: WRITTEN OFF

OATH/ECB Penalty Information

Penalty Imposed: \$4,000.00
 Adjustments: -\$3,200.00 Amount Paid: \$800.00
 Penalty Balance Due: \$0.00 Court Docket Date: 08/31/2010

Severity - classification of the violation. See [Rules of the City of New York Section 102-01](#) for more information. Violations issued before July 2008 are classified as HAZ or NON-HAZ per the 1968 Building Code.

Severity	Description
Class 1 or HAZ	Immediately Hazardous violations must be corrected immediately. If an acceptable Certificate of Correction is not received, additional civil penalties may apply. See Administrative Code Section 28-202.1, 28-

NYCServ Violation Copy

Internet



34816722P

NOTICE OF VIOLATION AND HEARING

COMMISSIONER OF THE DEPARTMENT OF BUILDINGS
OF THE CITY OF NEW YORK, PETITIONER, AGAINST

Violation No. 34816722P
ENVIRONMENTAL CONTROL BOARD

Respondent		First name (or entity name)		Last name	
		Little W 12 St LLC			
<input type="checkbox"/> Mailing address (Check if same address as place of occurrence)	Number and street	City	State	Zip code	
	51 Little West 12 Street	NEW YORK	N.Y.	10014	
Additional mailing to be sent (agent, care of, other):		License No. (if applicable)	Project Code		
Name		First name	Last name	Company	
Mailing address		Number and street	City	State	Zip code

Commissioner's Order To Correct Violations

Place of occurrence		Boro	Date of violation	Type	Dist.	Code	No.
51 Little West 12 Street		M	11/10/09	C	02	BR	02
Construction type	BIN No.	No. of stories	Block	Lot	Occupancy at time of inspection	Basis of violation	
III	1012204	4	645	21	VACANT	1269154	

Based on an inspection of the premises and/or records of the Department, the undersigned has determined that you are in violation of the sections of law cited below, of Title 27, Title 28 of the NYC Administrative Code, the NYC Construction Codes, the NYC Zoning Resolution, the Reference Standards and/or Titles 1 and/or 2 of the Rules of the City of New York.

Violating Conditions Observed	Stop Work Order	Class 1	Class 2	Class 3	Recurring Condition
	<input type="checkbox"/> Full <input type="checkbox"/> Partial	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Infraction Code	Provision of Law	Failure to maintain building walls noted; building roof open and unprotected to elements, 4 th floor vertical extension, no weather proofing, or incomplete weather proofing hole in CMU wall 2 nd to 4 th floor. Incomplete, unsecured fourth floor roof framing.			
B104	28-302.1				

Remedy: MAINTAIN EXTENSION BUILDING WALL

ILLEGAL CONVERSION - CLASS 1. Per 28-202.1 & 1RCNY 102-01, additional daily penalties for continued violation of 28-210.1 also applicable.

Per 28-202.1 & 1RCNY 102-01, additional "Class 1" daily or "Class 2" monthly penalty also applicable. Aggravated II Condition per 1RCNY 102-01(f)

The Commissioner of the Department of Buildings orders that you correct these conditions and file a certificate of such correction.

Important Information: As detailed in §28-201.4 and Section 102-01 of Subchapter B of Title 1 of the Rules of the City of New York, violations may be subject to aggravated penalties of the first order, which shall be imposed in accordance with the ECB Buildings Penalty Schedule.

Resolution options	
CURE DATE	HEARING DATE
11/11/09	12/31/09 at 8:30 AM <input type="checkbox"/> 10:30 AM <input type="checkbox"/> 1:30 PM

If a date appears in the box above, you may have the option to **admit** the violation and certify correction by the "cure date." By doing so, you avoid a hearing before the Environmental Control Board and any penalties which would be assessed at the hearing. Note: Depending on the violation, non-ECB civil penalties may apply before a cure can be granted. For more information, see reverse side of the respondent copy of this Notice of Violation.

Environmental Control Board hearing locations:

- Queens, (718) 298-7300 - 144-06 94th Avenue, 1st fl.
- Manhattan, (212) 361-1400 - 66 John Street, 10th fl.
- Brooklyn, (718) 875-7428 - 233 Schermerhorn Street, 11th fl.
- Bronx, (718) 993-6110 - 3030 3rd Ave., 2nd fl.
- Staten Island, (212) 361-1400 - 350 St. Marks Place, 1st fl.

Proceedings will be held under the authority of the NYC Charter section 1049-a and the rules promulgated thereunder. This hearing is your opportunity to answer and defend against the allegations set forth above. Failure to appear, unless an appearance is not required through availability of a Cure or Stipulation (see reverse), will result in a default and imposition of maximum penalties.

For more information. To reschedule your hearing or inquire about the case status, call the Environmental Control Board at the numbers listed above. For information on certifying correction of this violation, read instructions on the Certificate of Correction form, call the Department of Buildings at 311, or download the "ECB Violation Reference Guide" in the Reference Materials section at www.nyc.gov/buildings.

Issuing officer's last name, first initial (print)	I personally observed the violation(s) charged and/or verified their existence through review of departmental records.
Kella B	
23916 / LIC	Issuing officer's signature
Badge number	This statement is affirmed under penalty of perjury.
Unit Code	
Supervisor's signature	

34816722P
ECB-PC (Rev. 9/08)

ORIGINAL - FOR COPY



**NYC Department of Buildings
OATH/ECB Violation Details**

[Click here for more information about Severity, Violation and Hearing Statuses](#)

Premises: 51 LITTLE WEST 12 STREET MANHATTAN Filed At: 51 LITTLE WEST 12 STREET , MANHATTAN , NY 10014
 BIN: 1012204 Block: 645 Lot: 21 Community Board: 102

OATH/ECB Violation Summary VIOLATION RESOLVED

OATH/ECB Violation Number: 34816722P
[View Image of Summons/Notice at OATH](#)

Severity: CLASS - 1 Certification Status: CERTIFICATE ACCEPTED
 Penalty Balance Due: \$0.00 Hearing Status: WRITTEN OFF

Respondent Information

Name: LITTLE W 12 ST LLC
 Mailing Address: 51 LITTLE WEST 12 STREET , NY , NY 10014

Violation Details

Violation Date: 11/04/2009 Violation Type: CONSTRUCTION
 Served Date: 11/04/2009 Inspection Unit: MANHATTAN CONSTRUCTION

Infraction Codes	Section of Law	Standard Description
104	28-302.1	FAILURE TO MAINTAIN BLDG WALL(S) OR APPURTENANCES

Specific Violation Condition(s) and Remedy:
 FAIL TO MAINTAIN BLDG WALLS. NOTED: BLDG FRONT OPEN & UNPROTECTED TOELEMENTS, 4TH FL VERTICAL EXTENSION NO WEATHER PROOFING OR INCOMPLETEWEATHER PROOFING. HOLE IN CMU 2ND TO 4TH FL INCOMPLETE. UNSECURED 4 FL

Issuing Inspector ID: 2396 DOB Violation Number: 110409C02GR02
 Issued as Aggravated Level: AGGRAVATED OFFENSE LEVEL 2

Dept. of Buildings Compliance History and Events

Certification Status: CERTIFICATE ACCEPTED Compliance On: 07/24/2018
 Certification Submission Date: 07/24/2018 Certification Disapproval Date: 07/19/2018

A Certificate of Correction must be submitted to the Administrative Enforcement Unit (AEU) for all violations. A violation that is not dismissed by OATH/ECB will continue to remain ACTIVE or "open" on DOB records until acceptable proof is submitted to the AEU, even if you have paid the penalty imposed by OATH/ECB.

OATH/ECB Hearing Information

Hearing Status: WRITTEN OFF

OATH/ECB Penalty Information

Penalty Imposed: \$25,000.00
 Adjustments: \$0.00 Amount Paid: \$5,000.00
 Penalty Balance Due: \$0.00 Court Docket Date: 04/30/2010

Severity - classification of the violation. See [Rules of the City of New York Section 102-01](#) for more information. Violations issued before July 2008 are classified as HAZ or NON-HAZ per the 1968 Building Code.

Severity	Description
Class 1 or HAZ	Immediately Hazardous violations must be corrected immediately. If an acceptable Certificate of Correction is not received, additional civil penalties may apply. See Administrative Code Section 28-202.1, 28-213.1, 28-219.1 and 28-207.2.6 that may impose \$1500 for each Class

NYCServ Violation Copy

Internet



34816723R



NOTICE OF VIOLATION AND HEARING



COMMISSIONER OF THE DEPARTMENT OF BUILDINGS
OF THE CITY OF NEW YORK, PETITIONER, AGAINST

Violation No. 34816723R
ENVIRONMENTAL CONTROL BOARD

Respondent		First name (or entity name)		Last name	
		LITTLE W 12 ST LLC			
<input type="checkbox"/> Mailing address (Check if same address as place of occurrence)	Number and street		City	State	Zip code
	51 LITTLE WEST 12 STREET		NEW YORK	N.Y.	10014
Additional mailing to be sent (agent, care of, other):			License No. (if Applicable)	Project Code	
Name		First name		Last name	
Mailing address		Number and street		City	State
					Zip code

Commissioner's Order To Correct Violations

Place of occurrence		Boro	Date of violation	Type	Dist.	Code	No.
51 LITTLE WEST 12 STREET		M	11/10/09	C	02	NR	03
Construction type	BIN No.	No. of stories	Block	Lot	Occupancy at time of inspection	Basis of violation	
III	1012204	4	645	21	VACANT	1269154	

Based on an inspection of the premises and/or records of the Department, the undersigned has determined that you are in violation of the sections of law cited below, of Title 27, Title 28 of the NYC Administrative Code, the NYC Construction Codes, the NYC Zoning Resolution, the Reference Standards and/or Titles 1 and/or 2 of the Rules of the City of New York:

Violating Conditions Observed		Stop Work Order	Class 1	Class 2	Class 3	Recurring Condition
		<input type="checkbox"/> Full <input type="checkbox"/> Partial	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Infraction Code	Provision of Law	Description
B187	28-201.1	UNLAWFUL ACTS, FAILURE TO COMPLY WITH AN ORDER OF THE COMMISSIONER. NOTED VIOLATION CONDITION FOR PREVIOUS VIOLATION # 061507CSTER-01 - FOR FAILURE TO MAINTAIN EXTERIOR BUILDING WALL - HAS NOT BEEN CORRECTED.

Remedy: Comply with Commissioner's Order

ILLEGAL CONVERSION - CLASS 1. Per 28-202.1 & 1RCNY 102-01, additional daily penalties for continued violation of 28-210.1 also applicable.

Per 28-202.1 & 1RCNY 102-01, additional "Class 1" daily or "Class 2" monthly penalty also applicable. Aggravated II Condition per 1RCNY 102-01(f)

The Commissioner of the Department of Buildings orders that you correct these conditions and file a certificate of such correction.

Important Information: As detailed in §28-201.4 and Section 102-01 of Subchapter B of Title 1 of the Rules of the City of New York, violations may be subject to aggravated penalties of the first order, which shall be imposed in accordance with the ECB Buildings Penalty Schedule.

Resolution options

CURE DATE 1/1/10

HEARING DATE 12/31/09 at 8:30 AM 10:30 AM 1:30 PM

If a date appears in the box above, you may have the option to admit the violation and certify correction by the "cure date." By doing so, you avoid a hearing before the Environmental Control Board and any penalties which would be assessed at the hearing. Note: Depending on the violation, non-ECB civil penalties may apply before a cure can be granted. For more information, see reverse side of the respondent copy of this Notice of Violation.

Environmental Control Board hearing locations:

- Queens, (718) 298-7300 - 144-06 94th Avenue, 1st fl.
- Manhattan, (212) 361-1400 - 66 John Street, 10th fl.
- Brooklyn, (718) 875-7428 - 233 Schermerhorn Street, 11th fl.
- Bronx, (718) 993-6110 - 3030 3rd Ave., 2nd fl.
- Staten Island, (212) 381-1400 - 350 St. Marks Place, 1st fl.

Proceedings will be held under the authority of the NYC Charter section 1049-a and the rules promulgated thereunder. This hearing is your opportunity to answer and defend against the allegations set forth above. Failure to appear, unless an appearance is not required through availability of a Cure or Stipulation (see reverse), will result in a default and imposition of maximum penalties.

For more information, To reschedule your hearing or inquire about the case status, call the Environmental Control Board at the numbers listed above. For information on certifying correction of this violation, read instructions on the Certificate of Correction form, call the Department of Buildings at 311, or download the "ECB Violation Reference Guide" in the Reference Materials section at www.nyc.gov/buildings.

Issuing officer's last name, first initial (print) Kella, G

231916 11C
Badge number Unit Code

Supervisor's signature [Signature]

I personally observed the violation(s) charged and/or verified their existence through review of departmental records.

Issuing officer's signature [Signature]
This statement is affirmed under penalty of perjury.

34816723R
ECB-PC (Rev. 9/08)



CLICK HERE TO SIGN UP FOR BUILDINGS NEWS

NYC Department of Buildings
OATH/ECB Violation Details

[Click here for more information about Severity, Violation and Hearing Statuses](#)

Premises: 51 LITTLE WEST 12 STREET MANHATTAN Filed At: 51 LITTLE WEST 12 STREET , MANHATTAN , NY 10014
BIN: 1012204 Block: 645 Lot: 21 Community Board: 102

OATH/ECB Violation Summary VIOLATION RESOLVED

OATH/ECB Violation Number: 34816723R
[View Image of Summons/Notice at OATH](#)

Severity: CLASS - 1 Certification Status: CERTIFICATE ACCEPTED
Penalty Balance Due: \$0.00 Hearing Status: WRITTEN OFF

Respondent Information

Name: LITTLE W 12 ST LLC
Mailing Address: 51 LITTLE WEST 12 STREET , NY , NY 10014

Violation Details

Violation Date: 11/04/2009 Violation Type: CONSTRUCTION
Served Date: 11/04/2009 Inspection Unit: MANHATTAN CONSTRUCTION

Infraction Codes	Section of Law	Standard Description
187	28-201.1	UNLAWFUL ACTS. FAILURE TO COMPLY WITH AN ORDER OF THE COMMISSIONER

Specific Violation Condition(s) and Remedy:
UNLAWFUL ACTS. FAIL TO COMPLY W.COMM ORDER. NOTED: VIOLATING CONDITIONFOR PREVIOUS VIOL 051807CSTER01 FOR FAILURE TO MAINTAIN EXTERIOR BLDGWALL- HAS NOT BEEN CORRECTED. REMEDY: COMPLY W.COMM ORDER.

Issuing Inspector ID: 2396 DOB Violation Number: 110409C02GR03
Issued as Aggravated Level: AGGRAVATED OFFENSE LEVEL 2

Dept. of Buildings Compliance History and Events

Certification Status: CERTIFICATE ACCEPTED Compliance On: 07/18/2018
Certification Submission Date: 07/18/2018

A Certificate of Correction must be submitted to the Administrative Enforcement Unit (AEU) for all violations. A violation that is not dismissed by OATH/ECB will continue to remain ACTIVE or "open" on DOB records until acceptable proof is submitted to the AEU, even if you have paid the penalty imposed by OATH/ECB.

OATH/ECB Hearing Information

Hearing Status: WRITTEN OFF

OATH/ECB Penalty Information

Penalty Imposed: \$25,000.00
Adjustments: \$-3,000.00 Amount Paid: \$2,000.00
Penalty Balance Due: \$0.00 Court Docket Date: 09/30/2010

Severity - classification of the violation. See [Rules of the City of New York Section 102-01](#) for more information. Violations issued before July 2008 are classified as HAZ or NON-HAZ per the 1968 Building Code.

Severity	Description
	Immediately Hazardous violations must be corrected immediately. If an

NYCServ Violation Copy

Internet



34816724Z



NOTICE OF VIOLATION AND HEARING



COMMISSIONER OF THE DEPARTMENT OF BUILDINGS
OF THE CITY OF NEW YORK, PETITIONER, AGAINST

Violation No. 34816724Z
ENVIRONMENTAL CONTROL BOARD

Respondent		First name (or entity name) <i>LITTLE W 12 ST LLC</i>		Last name	
<input type="checkbox"/> Mailing address (Check if same address as place of occurrence)	Number and street <i>51 LITTLE WEST 12 STREET</i>	City <i>NEW YORK</i>	State <i>N.Y.</i>	Zip code <i>10014</i>	
Additional mailing to be sent (agent, care of, other):		License No. (if Applicable)		Project Code	
Name		First name		Last name	
Mailing address		Number and street		City	
		State		Zip code	

Commissioner's Order To Correct Violations

Place of occurrence	Boro	Date of violation	Type	Dist.	Code	No.
<i>51 LITTLE WEST 12 STREET</i>	<i>M</i>	<i>11/04/09</i>	<i>C</i>	<i>02</i>	<i>RA</i>	<i>04</i>
Construction type	BIN No.	No. of stories	Block	Lot	Occupancy at time of inspection	Basis of violation
<i>ITC</i>	<i>1012204</i>	<i>4</i>	<i>645</i>	<i>21</i>	<i>VACANT</i>	<i>1269154</i>

Based on an inspection of the premises and/or records of this Department, the undersigned has determined that you are in violation of the sections of law cited below, of Title 27, Title 28 of the NYC Administrative Code, the NYC Construction Codes, the NYC Zoning Resolution, the Reference Standards and/or Titles 1 and/or 2 of the Rules of the City of New York.

Violating Conditions Observed		Stop Work Order	Class 1	Class 2	Class 3	Recurring Condition
		<input type="checkbox"/> Full <input type="checkbox"/> Partial	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Infraction Code	Provision of Law	<i>OCCUPANCY CONTINGENT TO THAT ALLOWED BY THE CERTIFICATE OF OCCUPANCY. NOTES: 2ND AND 3RD FLOORS INCLUDING 2ND FLOOR SET BACK FULL OF DEBBIE'S AND JUNK, C OF O # 65955 STATES 2ND AND 3RD FLOOR TO REMAIN VACANT ON EACH STORY.</i>				
<i>B103</i>	<i>28-118.3.2.</i>					
Remedy: <i>DISCONTINUE ILLEGAL USE AND/OR AMEND CERTIFICATE OF OCCUPANCY</i>						
<input type="checkbox"/> ILLEGAL CONVERSION - CLASS 1. Per 28-202.1 & 1RCNY 102-01, additional daily penalties for continued violation of 28-210.1 also applicable.						
<input type="checkbox"/> Per 28-202.1 & 1RCNY 102-01, additional "Class 1" daily or "Class 2" monthly penalty also applicable. <input checked="" type="checkbox"/> Aggravated II Condition per 1RCNY 102-01(f)						

The Commissioner of the Department of Buildings orders that you correct these conditions and file a certificate of such correction.

Important Information: As detailed in §28-201.4 and Section 102-01 of Subchapter B of Title 1 of the Rules of the City of New York, violations may be subject to aggravated penalties of the first order, which shall be imposed in accordance with the ECB Buildings Penalty Schedule.

Resolution options

CURE DATE	<i>11/11/09</i>	HEARING DATE	<i>12/31/09</i> at <input checked="" type="checkbox"/> 8:30 AM <input type="checkbox"/> 10:30 AM <input type="checkbox"/> 1:30 PM
If a date appears in the box above, you may have the option to admit the violation and certify correction by the "cure date." By doing so, you avoid a hearing before the Environmental Control Board and any penalties which would be assessed at the hearing. Note: Depending on the violation, non-ECB civil penalties may apply before a cure can be granted. For more information, see reverse side of the respondent copy of this Notice of Violation.			
<p>Environmental Control Board hearing locations:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Queens, (718) 298-7300 - 144-06 94th Avenue, 1st fl. <input checked="" type="checkbox"/> Manhattan, (212) 361-1400 - 66 John Street, 10th fl. <input type="checkbox"/> Brooklyn, (718) 875-7428 - 233 Schermerhorn Street, 11th fl. <input type="checkbox"/> Bronx, (718) 993-6110 - 3030 3rd Ave., 2nd fl. <input type="checkbox"/> Staten Island, (212) 361-1400 - 350 St. Marks Place, 1st fl. <p>Proceedings will be held under the authority of the NYC Charter section 1049-a and the rules promulgated thereunder. This hearing is your opportunity to answer and defend against the allegations set forth above. Failure to appear, unless an appearance is not required through availability of a Cure or Stipulation (see reverse), will result in a default and imposition of maximum penalties.</p>			
For more information, to reschedule your hearing or inquire about the case status, call the Environmental Control Board at the numbers listed above. For information on certifying correction of this violation, read instructions on the Certificate of Correction form, call the Department of Buildings at 311, or download the "ECB Violation Reference Guide" in the Reference Materials section at www.nyc.gov/buildings .			

Issuing officer's last name, first initial (print) <i>Kella, G</i>	I personally observed the violation(s) charged and/or verified their existence through review of departmental records.
Badge number <i>123196</i>	Unit Code <i>11C</i>
Supervisor's signature <i>[Signature]</i>	Issuing officer's signature <i>[Signature]</i>
	This statement is affirmed under penalty of perjury.

34816724Z
ECB-PC (Rev. 9/08)

ORIGINAL FOR COPY



[CLICK HERE TO SIGN UP FOR BUILDINGS NEWS](#)

NYC Department of Buildings
OATH/ECB Violation Details

[Click here for more information about Severity, Violation and Hearing Statuses](#)

Premises: 51 LITTLE WEST 12 STREET MANHATTAN Filed At: 51 LITTLE WEST 12 STREET , MANHATTAN , NY 10014
BIN: 1012204 Block: 645 Lot: 21 Community Board: 102

OATH/ECB Violation Summary VIOLATION RESOLVED

OATH/ECB Violation Number: 34816724Z
[View Image of Summons/Notice at OATH](#)

Severity: CLASS - 1 Certification Status: CERTIFICATE ACCEPTED
Penalty Balance Due: \$0.00 Hearing Status: WRITTEN OFF

Respondent Information

Name: LITTLE W 12 ST LLC
Mailing Address: 51 LITTLE WEST 12 STREET , NY , NY 10014

Violation Details

Violation Date: 11/04/2009 Violation Type: CONSTRUCTION
Served Date: 11/04/2009 Inspection Unit: MANHATTAN CONSTRUCTION

Infraction Codes	Section of Law	Standard Description
103	28-118.3.2	OCC CONTRARY TO THAT ALLOWED BY THE C OF O OR DOB RECORDS

Specific Violation Condition(s) and Remedy:
OCCUPANCY CONTRARY TO THAT ALLOWED BY C OF O. NOTED: 2ND & 3RD FLRSINCLUDING 2ND FL SET BACK FULL OF DEBRIS & JUNK. C OF O 35955 STATES2ND & 3RD FL TO REMAIN VACANT ON EACH STORY. REMEDY: DISCONTINUE ILLEG

Issuing Inspector ID: 2396 DOB Violation Number: 110409C02GR04
Issued as Aggravated Level: AGGRAVATED OFFENSE LEVEL 2

Dept. of Buildings Compliance History and Events

Certification Status: CERTIFICATE ACCEPTED Compliance On: 07/18/2018
Certification Submission Date: 07/18/2018

A Certificate of Correction must be submitted to the Administrative Enforcement Unit (AEU) for all violations. A violation that is not dismissed by OATH/ECB will continue to remain ACTIVE or "open" on DOB records until acceptable proof is submitted to the AEU, even if you have paid the penalty imposed by OATH/ECB.

OATH/ECB Hearing Information

Hearing Status: WRITTEN OFF

OATH/ECB Penalty Information

Penalty Imposed: \$25,000.00
Adjustments: \$-3,000.00 Amount Paid: \$2,000.00
Penalty Balance Due: \$0.00 Court Docket Date: 09/30/2010

Severity - classification of the violation. See [Rules of the City of New York Section 102-01](#) for more information. Violations issued before July 2008 are classified as HAZ or NON-HAZ per the 1968 Building Code.


Severity	Description
Class 1 or HAZ	Immediately Hazardous violations must be corrected immediately. If an acceptable Certificate of Correction is not received, additional civil penalties may apply. See Administrative Code Section 28-202.1, 28-213.1, 28-219.1 and 28-207.2.6 that may impose \$1500 for each Class

NYCServ Violation Copy


Internet



34816721N



NOTICE OF VIOLATION AND HEARING



Violation No. 34816721N
ENVIRONMENTAL CONTROL BOARD

COMMISSIONER OF THE DEPARTMENT OF BUILDINGS
OF THE CITY OF NEW YORK, PETITIONER, AGAINST

Respondent		First name (or entity name)		Last name	
		Little W 12 St LLC			
<input type="checkbox"/> Mailing address (Check if same address as place of occurrence)	Number and street		City	State	Zip code
	51 Little West 12 Street		NEW YORK	N.Y.	10014
Additional mailing to be sent (agent, care of, other):			License No. (if Applicable)	Project Code	
Name		First name	Last name	Company	
Mailing address		Number and street		City	State Zip code

Commissioner's Order To Correct Violations

Place of occurrence		Boro	Date of violation	Type	Dist.	Code	No.
51 Little West 12 Street		M	11/04/09	C	02	GR	01
Construction type	BIN No.	No. of stories	Block	Lot	Occupancy at time of inspection	Basis of violation	
FL	1012204	4	645	21	VACANT	1269154	

Based on an inspection of the premises and/or records of the Department, the undersigned has determined that you are in violation of the sections of law cited below, of Title 27, Title 28 of the NYC Administrative Code, the NYC Construction Codes, the NYC Zoning Resolution, the Reference Standards and/or Titles 1 and/or 2 of the Rules of the City of New York.

Violating Conditions Observed		Stop Work Order	Class 1	Class 2	Class 3	Recurring Condition
		<input type="checkbox"/> Full <input type="checkbox"/> Partial	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Infraction Code	Provision of Law	Work without a permit - noted having erected 4 th floor to building, erect masonry block walls altering roof/floors/structural systems no permit on file with D.O.B. for job # 103068458				
B101	28-105.1					

Remedy: Obtain permit or Restore premises to prior legal condition

ILLEGAL CONVERSION - CLASS 1. Per 28-202.1 & 1RCNY 102-01, additional daily penalties for continued violation of 28-210.1 also applicable.

Per 28-202.1 & 1RCNY 102-01, additional "Class 1" daily or "Class 2" monthly penalty also applicable. Aggravated II Condition per 1RCNY 102-01(f)

The Commissioner of the Department of Buildings orders that you correct these conditions and file a certificate of such correction.

Important Information: As detailed in §28-201.4 and Section 102-01 of Subchapter B of Title 1 of the Rules of the City of New York, violations may be subject to aggravated penalties of the first order, which shall be imposed in accordance with the ECB Buildings Penalty Schedule.

Resolution options	
CURE DATE	HEARING DATE
	12/31/09 at <input checked="" type="checkbox"/> 8:30 AM <input type="checkbox"/> 10:30 AM <input type="checkbox"/> 1:30 PM

If a date appears in the box above, you may have the option to admit the violation and certify correction by the "cure date." By doing so, you avoid a hearing before the Environmental Control Board and any penalties which would be assessed at the hearing. Note: Depending on the violation, non-ECB civil penalties may apply before a cure can be granted. For more information, see reverse side of the respondent copy of this Notice of Violation.

The hearing date above is mandatory if you are either charged with a Class 1 violation, or the violation is marked as an Aggravated II condition, or if no "cure date" is given on this Notice of Violation. Also, the above hearing date is mandatory for all other types of charges if a certificate of correction (for a cure) is not received by the date indicated to the left, or is not approved by the Department, or if you are offered but have not timely accepted a pre-hearing stipulation. Refer to the ECB Violation Penalty Table in the Reference area of www.nyc.gov/buildings or check the violation status on the BIS query on this website. YOU MUST ATTEND THE HEARING IF YOU WISH TO CONTEST THE VIOLATION.

Environmental Control Board hearing locations:

- Queens, (718) 298-7300 - 144-06 94th Avenue, 1st fl.
- Manhattan, (212) 361-1400 - 66 John Street, 10th fl.
- Brooklyn, (718) 875-7428 - 233 Schermerhorn Street, 11th fl.
- Bronx, (718) 993-6110 - 3030 3rd Ave., 2nd fl.
- Staten Island, (212) 361-1400 - 350 St. Marks Place, 1st fl.

Proceedings will be held under the authority of the NYC Charter section 1049-a and the rules promulgated thereunder. This hearing is your opportunity to answer and defend against the allegations set forth above. Failure to appear, unless an appearance is not required through availability of a Cure or Stipulation (see reverse), will result in a default and imposition of maximum penalties.

For more information, to reschedule your hearing or inquire about the case status, call the Environmental Control Board at the numbers listed above. For information on certifying correction of this violation, read instructions on the Certificate of Correction form, call the Department of Buildings at 311, or download the "ECB Violation Reference Guide" in the Reference Materials section at www.nyc.gov/buildings.

Issuing officer's last name, first initial (print) Keith, G I personally observed the violation(s) charged and/or verified their existence through review of departmental records.

Badge number 1231916 Issuing officer's signature [Signature] This statement is affirmed under penalty of perjury.

Supervisor's signature [Signature]

34816721N
ECB-PC (Rev. 9/08)

ORIGINAL FOR COPY



CLICK HERE TO SIGN UP FOR BUILDINGS NEWS

NYC Department of Buildings
OATH/ECB Violation Details

Click here for more information about Severity, Violation and Hearing Statuses

Premises: 51 LITTLE WEST 12 STREET MANHATTAN Filed At: 51 LITTLE WEST 12 STREET , MANHATTAN , NY 10014
BIN: 1012204 Block: 645 Lot: 21 Community Board: 102

OATH/ECB Violation Summary VIOLATION RESOLVED

OATH/ECB Violation Number: 34816721N
View Image of Summons/Notice at OATH
Severity: CLASS - 1 Certification Status: N/A - DISMISSED
Penalty Balance Due: \$-1,600.00 Hearing Status: DL - UNKNOWN

Respondent Information

Name: LITTLE W 12 ST LLC
Mailing Address: 51 LITTLE WEST 12 STREET , NY , NY 10014

Violation Details

Violation Date: 11/04/2009 Violation Type: CONSTRUCTION
Served Date: 11/04/2009 Inspection Unit: MANHATTAN CONSTRUCTION

Table with 3 columns: Infraction Codes, Section of Law, Standard Description. Row 1: 101, 28-105.1, WORK WITHOUT A PERMIT

Specific Violation Condition(s) and Remedy:
WORK W.O PERMIT. NOTED: HAVING ERECTED 4TH FL TO BLDG ERECT MASONRYBLOCK WALLS ALTERING ROOF/FLOOR/STRUCTURAL SYSTEMS NO PERMIT ON FILEW/DOB FOR JOB 103068458. REMEDY: OBTAIN PERMIT OR RESTORE PREMISES TO
Issuing Inspector ID: 2396 DOB Violation Number: 110409C02GR01
Issued as Aggravated Level: NO

Dept. of Buildings Compliance History and Events

Certification Status: N/A - DISMISSED Compliance On:
Certification Submission Date: 07/31/2018 Certification Disapproval Date: 07/31/2018

A Certificate of Correction must be submitted to the Administrative Enforcement Unit (AEU) for all violations. A violation that is not dismissed by OATH/ECB will continue to remain ACTIVE or "open" on DOB records until acceptable proof is submitted to the AEU, even if you have paid the penalty imposed by OATH/ECB.

OATH/ECB Hearing Information

Hearing Status: DL - UNKNOWN

OATH/ECB Penalty Information

Penalty Imposed: \$0.00
Adjustments: \$0.00 Amount Paid: \$1,600.00
Penalty Balance Due: \$-1,600.00 Court Docket Date: 09/30/2010

Severity - classification of the violation. See Rules of the City of New York Section 102-01 for more information. Violations issued before July 2008 are classified as HAZ or NON-HAZ per the 1968 Building Code.

Table with 2 columns: Severity, Description. Row 1: Class 1 or HAZ, Immediately Hazardous violations must be corrected immediately. If an acceptable Certificate of Correction is not received, additional civil penalties may apply. See Administrative Code Section 28-202.1, 28-213.1, 28-219.1 and 28-207.2.6 that may impose \$1500 for each Class