SCRN: CVPSSQV1 DEPT OF ENVIRONMENTAL PROTECTION DATE: 3/22/17

TERM: 1668 VIOLATION INQUIRY (HISTORY) - PAGE 1 TIME: 13:34:02

VIOLATION: 035065042N ROLL: 00000 IMAGE: 00000 STATUS: PAID IN FULL INSTALLATION: 3126606 FACILITY NO: DISP: IN VIOLATION

DUE: NOTHING DUE

V

RESP LAST NAM: 111-115 DITMAS AVENUE REALTY FIRST NAM:

HOUSE: 1518 BORO: 3 BROOKLYN

STREET: 50 STREET

CITY: BROOKLYN STATE: NY ZIP: 11219

VIOLATION ADDR: HOUSE: 115 BORO: 3 BROOKLYN

STREET: DITMAS AVENUE RTC:

INFRACTIONS: 1 AC28-117.1

2 3 4 5 6 7

VIOLATION INPUT DATE: 11/26/13 VIOLATION CODE: 222 TAX LIEN: N VIOLATION DATE/TIME: 11/11/13 1030 OFFICER ID: 0723 RPT LEV: ER

SCHEDULED DATE/TIME: 04/01/14 1030 ALJ ID: 0909 EXHB ATT: Y

SCHEDULED LOCATION: 4 BROOKLYN INT: 0.00+ DOCKET:

FACE AMOUNT: 800.00+ IMPOSED AMOUNT: 800.00+ ADD'L PENALTIES: 0.00+ PAID TO DATE: 800.00+ NET ALL ADJUSTS: 0.00+ BALANCE DUE: 0.00+

CMD: MSG: *PRESS PF6 TO DISPLAY ACTUAL HEARING DATE

SCRN: CVPSSQV2 DEPT OF ENVIRONMENTAL PROTECTION DATE: 3/22/17 TERM: 1668 VIOLATION INQUIRY (HISTORY) - PAGE 01 OF 02 TIME: 13:34:06

VIOLATION NO.: 035065042N	ROLL: 00000	IMAGE: (00000	
		EVENT	BALANC	CE DUE
SEQ REC DATE EVENT		AMOUNT	CHANGE	NEW BAL
001 11/11/13 ISS - NEW VIOL	ISSUANCE	+800.00	+0.00	+0.00
RMK: ER, 3, 20131230, 0830, 4,	R= , I=			
002 12/27/13 SCH - HEARING	RESCHEDULED	+0.00	+0.00	+0.00
RMK: 20140203, 4, 1030, R, N, 0				
003 02/03/14 SCH - HEARING	RESCHEDULED	+0.00	+0.00	+0.00
RMK: 20140331, 4, 1030, R, N, 0				
004 03/31/14 ASG - HEARING	ASSIGNED	+0.00	+0.00	+0.00
RMK: 20140331, 4, 0909				
005 04/01/14 ASG - HEARING	ASSIGNED	+0.00	+0.00	+0.00
RMK: 20140401, 4, 0909				
006 04/01/14 ASG - HEARING	ASSIGNED	+0.00	+0.00	+0.00
RMK: 20140401, 4, 0909				
007 04/01/14 HRG - HEARING	RESULTS	+800.00	+800.00	+800.00
RMK: 0909, 4, V, , N, ,	, R==	, I=		
008 04/16/14 PHA - REV PHAS	E ACTION	+0.00	+0.00	+800.00
RMK: C, , DU1				

CMD: MSG: REMARKS ARE SUPPRESSED - PRESS PF6 TO DISPLAY

SCRN: CVPSSQV2 DEPT OF ENVIRONMENTAL PROTECTION DATE: 3/22/17 TERM: 1668 VIOLATION INQUIRY (HISTORY) - PAGE 02 OF 02 TIME: 13:34:10

VIOLATION NO.: 035065042N ROLL: 00000 IMAGE: 00000

EVENT ---BALANCE DUE---

SEQ REC DATE EVENT AMOUNT CHANGE NEW BAL

009 04/23/14 PAY - PAYMENT MADE TO ECB -800.00 -800.00 +0.00

RMK: 20140424P , , PAY, +0.00, +0.00, +0.00, +0.00, R= CPNY, I=03199

RMK:

RMK:

_

RMK:

RMK:

RMK:

-

-

RMK:

RMK:

CMD: _____ MSG: REMARKS ARE SUPPRESSED - PRESS PF6 TO DISPLAY

NOTICE OF VIOLATION AND HEARING





Violation No. 35065042N

OF THE CITY O	F NEW YORK, PETITION	IER, AGAINST	e ".		ENVIRONMEN	ITAL CONTRO	L BOARD
Respondent	First name (or entity nam	"Ditm	ing AL	Last name	Reali	4	e l
☐ Malling addre		LL	16	City	1 (2 %	State Zi	p code
(Check II same addr as place of occurren		30 th 3	st	Pove	SKIYA	1147	11219
				License No. (Il Applicable	Construction A	tivity
Additional mailing	to be sent (agent, care of, c	ther):	Color.		10:		
Name	First name	8 800	Last name	8	Company		
Malling address	Number and street	_		City	1.0	State Zi	p code
Commissioner's Order To Correct Violations							
Place of occurr	ence	500	1 - A	of violation	Type	ist. Code	No.
115	Ditmas	AUC	BRI	11/13	(C)	15 06	04
Construction type	BIN	No. of stories Block	Lot	Occupancy at time	e of inspection	Basis of violation	r (1)
	131746	LL 15.39	5 02 1	-ating/6	rinking	3461	504
	of the premises end/or records of se, the NYC Construction Codes, t		_			0.00	
Violating (Conditions Obs	served	Stop Work Ord	ler Class	Class 2 (Class 3 Recul	
Infraction Code	Provision of Law	Brecat	mags	Place	2000	-6/4.	L. H. a.
2922	98-114-1	0.04	180.1	De Fo		1.7.	- Cha
10200	20 11 1	a Charre	n Cert	frease a	A Corora	A LAND	046
		1 ecotion /	anneing	204-06	the me	M CV CE	wyonge
Jor of	cciponcy	4 0 80	person i	side a	and rear	yard.	ts.
					- 0		i.
	100			4		4	
				-		5	
			*94		1		
Remedy: (3)	otain a c	wycut	certifica	te oz a	peration	m -av	discon_
ILLEGAL C	DNVERSION - CLASS 1. P	28-202.1 & 1RCN 1	02-01, additional daily	penalties for continu	ed violation of 28:2	10.1 or 28-210.3	also apolicable.
	& 1RCNY 102-01, addition			101		Aggravated	III Condition
	issioner orders that you	····			uch correction	per 1RCN1	
						OICOIIBCIGG VI	CARLOTIS 210
	additional violations and	·		-			
	: As detailed in §28-201.4 and Se sposed in accordance with the EC			or the City of New York,	violations may be subj	eci io editavirco bo	Tames of the Tirst
	54 54S	ı	Resolution optio	กร	F		
CURE .	1 - 40	HEAGING DATE	la ia	un ando	: :00 AM (D.40)	10 AM III 4:04	DA4
DATE 12	123 113	HEAHING DATE	12 130			30 AM LI 1:30	
If a date annea	rs in the box above,	The hearing date above Aggravated # condition, or					
	the option to admit	other types of charges if by the Department, or if	a certificate of correction you are offered but have	(for a cure) is not rece not timely accepted a	ived by the date indic pre-hearing stipulatio	ated to the left, or is n or admit the violat	not approved ion. Refer to the
	d certify correction	DOB ECB Penalty Sched YOU MUST ATTEND THE	ule at www.nvc.ggv/build	lings or check the statu	as on SIS query on thi		9
avoid a hearing	ite." By doing so, you is before the						
Environmental	Control Board and	Environmental Cont	_				
any penalties v			18) 298-7300 - 144-06	*	n.		
	e hearing, Note: the violation, additional	colline Car 195	2) 361-1400 - 66 Joh 8) 923-6100 - 9 Bond		- 1		
DOB civil pena	Ities (separate from	0.8	B) 993-6110 + 3030 3		Ç a Si		20
, , ,	may apply before	Staten Island, (71	8) 815-8385 - 350 Si	t. Marks Place, 1st	n.		
	ranted. For more infor- ng "cures", see reverse	Proceedings will be it					
side of the resp	condent copy of this	theraunder. This heart Failure to appear, unk	ess you admit the viol	ation or an appeara	nce is not required	through availabil	
Notice of Viola		or Stipulation (see rev	rerse) will result in a d	efault and impositio	n of maximum per	alties.	0.57
information on ce	ation. To reschedule your h nifying correction of this viol at <u>www.nyc.gov/buildings.</u>						
Issuing officer's les	t name, first initial (print)	l persor	nally observed the vio	Hation(s) charged a	nd/or verified the	existence throug	h review of
Citter	5		nental records.	1	/	111	
710171	1 11/15	lequino	officer's signature	- Ou	Cut	tene"	1.053
Badge number	Unit Code		itement is affirmed ur	nder penalty of perj	игу.	1.75 	E-

ECB-PC (Rev. 5/13)

Affidavit / Affirmation of Service STATE OF NEW YORK, COUNTY OF K. -C. S The undersigned affirms, or, being duly sworn, deposes and says: That I am over 18 years of age, and not a party to this ______, 2013 at 10 30 a.m. /pm (circle proceeding, and that on the day of Man lis Augs-I served the within Notice of Violation and Hearing on the respondent named therein: Note: You must complete either section A or B or C. Section D must also be completed if service was effected through A1, A2, or B1. A. INDIVIDUAL OR PARTNERSHIP 1. Individual or Partnership - Personal Service, by delivering and leaving a true copy with respondent personally. 2. Individual or Partnership - Substituted Service, by delivering a true copy to a person of suitable age and discretion at respondent's actual place of business, dwelling or usual place of abode within the state. Required Mailing (Use with 2). On _____ /____ I enclosed a copy of same in a first class post paid envelope properly addressed to respondent's last known residence or actual place of business and deposited said envelope in an official depository under the exclusive care and custody of the U.S.Postal Service.The envelope bore the legend "personal & confidential" and did not indicate on the outside thereof, by return address or other wise that the communication was from an attorney or concerned an action against the respondent. **B. CORPORATION** 1: Corporation/LLC, by delivering and leaving a true copy with an officer, director, managing agent, or general agent (circle one) of said respondent corporation, or any member of the LLC or person designated to receive service of process. Secretary of State Service, by delivering to and leaving two copies with. in the Office of the Secretary of State of the State of New York, personally at the Office of the Secretary of State of the State of New York. Said service was made pursuant to article three of the Business Corporation Law. Deponent further says that s/he knew the person so served as aforesaid to be employed in the Office of the Secretary of State of the State of New York, duly authorized to accept such service on behalf of said respondent. C. ALTERNATE METHOD/CHARTER SERVICE (Posting at place of occurrence) Alternate method of service pursuant to New York City Charter §1049-a(d)(2) [Affix and Mail Service]. I made the following reasonable but unsuccessful attempt to effectuate service upon respondent or upon any other person whom service may be made as follows: A true copy of the notice of violation was posted at the following conspicuous place on the premises where the violation occurred: Additional Information: D. DESCRIPTION OF INDIVIDUAL SERVED (Complete for A1, A2, or B1) Deponent further states that s/he describes the person actually served as follows: **GENDER SKIN COLOR** HAIR COLOR **OTHER** AGE **HEIGHT** WEIGHT ☐ Male ☐ Black ☐ Black Balding 14-20 yrs. under 5' under 100 lbs. Female □ Brown □ Blond ■ Mustache ☐ 21-35 yrs. **5'0"-5'3"** 101-130 lbs. ☐ Brown □ White ☐ Reard 36-50 yrs. 5'4"-5'8" 131-160 lbs. □ Gray Glasses ☐ 51-65 yrs. ☐ 161-200 lbs. 5'9"-6'0" ☐ Red Over 65 yrs. Over 6'0' Over 200 lbs. White Other identifying characteristics Served by: For process serve SWORN TO BEFORE ME ON: Signature Print full name Notary signature Issuing officer, City of New York ☐/Process Server This service statement is affirmed (complete next box) under penalty of perjury.

Supervisor's Signature // 1/2/12 (FOR OFFICE USE ONLY)



Environmental Control Board

A Division of the Office of Administrative Trials and Hearings

66 John Street 10 th Floor New York, NY 10038 Tel. # 212-560-6270 Fax #: 212-436-0715	9 Bond Street 7th Floor Bruoklyn, NY 11201 Tel. # 718-923-6100 Fax # 718-875-5561	144-06 94 th Avenue Main Floor Jamaica, NY 11435 Tel. # 718-298-7300 Fax # 718-298-7075	350 St. Marks Place Main Floor S.L., NY 10301 Tel. # 718-815-8385 Fax # 718-815-8391	3030 Third Avenue 2** Floor Bronx, NY 10455 Tel. 9 718-993-6110 Fax # 718-993-3077
Date: 12-27-	REQUEST F	OR A NEW HEA	ARING DATE	
Respondent:(The Respondent is the	ne person or business	s entity named on the fro	ont of the violation)	
Request submitted by	: IBett	A BernA	1 d	
Relationship to Respo	ondent: Respon			
Full Mailing Address				
Telephone Number: Violation number(s):	-2/8-5 35065	54-1741		2013
		41L 42n		EC C
Reason for new hearing	g date request:			R 3: +2
****	Ĉ	unklict		
€ Respondent/Auti € Respondent/Auti	2-30-13 norized Representative orized Representative original Representative orig	ve was informed that this	hearing date:	3-14
Request taken by:	Nince	ence		



Environmental Control Board

A Division of the Office of Administrative Trials and Hearings

66 John Street 10th Floor New York, NY 10038 Tel. # 212-560-6270 Fax #: 212-436-0715	9 Bond Street 7th Floor Brooklyn, NY 11201 Tel. # 718-923-6100 Fax # 718-875-5561	144-06 94th Avenue Main Floor Jamalca, NY 11435 Tel. # 718-298-7300 Fax # 718-298-7075	350 St. Marks Place Main Floor S.1., NY 10301 Tel. # 718-815-8385 Fax # 718-815-8391	3030 Third Avenue 2nd Floor Brons, NY 10455 Tel. # 718-993-6110 Fax # 718-993-3077
Date: 2.3 14 Respondent: (The Respondent is the	Telman Yo	entity named on the fr	ont of the violation.)	re Br. NY 112
Request submitted by:				Attack on the control of the control
Relationship to Respon	ndent: Respond	lent ed Representative		
Full Mailing Address:		•	Brooklyn	NY 11218
				2014 F
Telephone Number:				
Violation number(s):	10 J NF		-	3 C
3506504	1 L NE			 ယ တ
350 650 4				
Reason for new hearing	ig date request:		W/	12
FILING	1 Status	15 IN P	roses Why	the Dep
	& bildIN	<u>6</u> .C		
Old hearing date:	FOR OFFICE		t write below this line) w hearing date: _03	131/14
€ Respondent/Aut		ve was advised of the	this is final reschedule pre-hearing stipulation.	d. 10:30xx



Summons Number(s):

OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS Hearings Division

035065042N

Brooklyn Office 9 Bond Street 7th Floor, Brooklyn, NY 11201 (844) 628-4692

NOTICE OF APPEARANCE

Respondent:	111-115 DITMAS AVENUE REALTY
Respondent/Representative:	111-115 DITMAS AVENUE REALTY
Decision Mail Address:	1518 50 STREET
	BROOKLYN, NY 11219
F	Respondent/Representative Signature
(FOR OATH USE ONLY)	
The aforementioned particip	ant appeared before me on this 31st day of March 2014
Hearing adjourn	ned (You will have to return to OATH on a date in the future.)
Decision reserv	red (The hearing is complete. You will receive a decision in the mail.)
Additional Comments:	
	`
0.	James DeVito, NYC2143, 0909



Summons Number(s):

Respondent:

OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS

Hearings Division

035065042N

Brooklyn Office 9 Bond Street 7th Floor, Brooklyn, NY 11201 (844) 628-4692

NOTICE OF APPEARANCE

111-115 DITMAS AVENUE REALTY

Respondent/Representative:	Cityscape				
Decision Mail Address:	1400 Avenue Z				
	Brooklyn, NY 11235				
and the second	~~ <u>~</u>				
F	Respondent/Representative Signature				
Hearing adjourn	ant appeared before me on this 31st day of March 2014 ned (You will have to return to OATH on a date in the future.) red (The hearing is complete. You will receive a decision in the mail.)				
Additional Comments:					
	James DeVito NYC2143 0909				



THE CITY OF NEW YORK ENVIRONMENTAL CONTROL BOARD

HEARING LOCATION: Environmental Control Board 9 Bond Street 7th Floor Brooklyn, NY 11201 (718) 923-6100

Method of Appearance Live Hearing

To: Cityscape 1400 Avenue Z Brooklyn, NY 11235



124824621451E85E668

DECISION AND ORDER Violation #: 035065042N (1 NOV) Hearing Date: March 31, 2014

City of New York v. 111-115 DITMAS AVENUE REALTY

Total Civil Penalty: \$800.00

1 Notice(s) of Violation (NOV(s)) was/were issued to the Respondent. On the record before me, and upon the Further Findings of Fact/Conclusions of Law stated below, I find as follows and, where applicable, order payment and compliance.

NOV 035065042N

PLACE OF OCCURRENCE: 115 DITMAS AVENUE BROOKLYN

DATE OF OCCURRENCE: 11/11/2013 ISSUING OFFICER/AGENCY: 0723 DOB

ECB CODE: B222 CHARGE AC 28-117.1 DISPOSITION: IN VIOLATION

CIVIL PENALTY IMPOSED

\$800.00

FURTHER FINDINGS OF FACT/CONCLUSIONS OF LAW:

NOV: 035065042N AC 28-117.1

The respondent, 111-115 Ditmas Avenue Realty, is charged with operating a place of assembly without a certificate of operation. The respondent separation separation and testified on behalf of the respondent. Ms. Bernard testified that the respondent has authorized her to appear and testify in its behalf. Mr. Anthony Forzaglia, Esq., appeared on behalf of the DOB.

Ms. Bernard testified that the respondent is in the process of obtaining the requisite certificate

While I credit the respondent s testimony, the respondent has not offered a valid defense.

The violating conditions observed as specified has established a class two violation hazardous, posing a threat that affects the life, health, safety, property, or the public interest so as to warrant corrective action.

Accordingly, the NOV is sustained and the board approved penalty is imposed for a class two violation.

TOTAL CIVIL PENALTY: \$800.00

Tue Apr 2014 04/01/14 14 21:22 Control 5 04/01/2014

James DeVito, Administrative Law Judge Date

PAYMENT DUE WITHIN TEN (10) DAYS READ BACK OF THIS ORDER – PROTECT YOUR RIGHTS SCRN: CVPSSQV1 DEPT OF ENVIRONMENTAL PROTECTION DATE: 3/22/17

TERM: 1668 VIOLATION INQUIRY (HISTORY) - PAGE 1 TIME: 13:22:59

VIOLATION: 035065040J ROLL: 00000 IMAGE: 00000 STATUS: PAID IN FULL INSTALLATION: 3126606 FACILITY NO: DISP: IN VIOLATION

DUE: COMPLIANCE

RESP LAST NAM: 111-115 DITMARS AVENUE REALTY FIRST NAM:

HOUSE: 1518 BORO: 3 BROOKLYN

STREET: 50 STREET

CITY: BROOKLYN STATE: NY ZIP: 11219

VIOLATION ADDR: HOUSE: 115 BORO: 3 BROOKLYN

STREET: DITMAS AVENUE RTC:

INFRACTIONS: 1 AC28-105.1

2 3 4 5 6 7

VIOLATION INPUT DATE: 11/26/13 VIOLATION CODE: 201 TAX LIEN: N

VIOLATION DATE/TIME: 11/11/13 1030 OFFICER ID: 0723 RPT LEV: ER

SCHEDULED DATE/TIME: 04/01/14 1030 ALJ ID: 0909 EXHB ATT: N

SCHEDULED LOCATION: 4 BROOKLYN INT: 0.00+ DOCKET:

FACE AMOUNT: 800.00+ IMPOSED AMOUNT: 800.00+ ADD'L PENALTIES: 0.00+ PAID TO DATE: 800.00+ NET ALL ADJUSTS: 0.00+ BALANCE DUE: 0.00+

CMD: MSG: *PRESS PF6 TO DISPLAY ACTUAL HEARING DATE V

SCRN: CVPSSQV2 DEPT OF ENVIRONMENTAL PROTECTION DATE: 3/22/17
TERM: 1668 VIOLATION INQUIRY (HISTORY) - PAGE 01 OF 02 TIME: 13:23:04

VIOL	ATION NO.:	035065040J	ROLL: 00000	IMAG	GE: 00000	
				EVENT	BALAN	CE DUE
SEQ	REC DATE	EVENT		AMOUNT	CHANGE	NEW BAL
001	11/11/13	ISS - NEW VIO	L ISSUANCE	+800.00	+0.00	+0.00
RMK:	ER, 3, 20	131230, 0830, 4,	R= , I=			
002	11/26/13	OFF - STIPULA	TION OFFERED	+400.00	+0.00	+0.00
RMK:	Y					
003	12/27/13	SCH - HEARING	RESCHEDULED	+0.00	+0.00	+0.00
RMK:	20140203,	4, 1030, R, N,	0			
004	02/03/14	MAI - MAIL NAI	ME/ADDR CHGS	+0.00	+0.00	+0.00
RMK:	6, Y, Y,	YUSUFOU	, 115	,	DITMAS AVENUE	
005	02/03/14	SCH - HEARING	RESCHEDULED	+0.00	+0.00	+0.00
RMK:	20140331,	4, 1030, R, N,	0			
006	03/31/14	ASG - HEARING	ASSIGNED	+0.00	+0.00	+0.00
RMK:	20140331,	4, 0909				
007	04/01/14	ASG - HEARING	ASSIGNED	+0.00	+0.00	+0.00
RMK:	20140401,	4, 0909				
800	04/01/14	HRG - HEARING	RESULTS	+800.00	+800.00	+800.00
RMK:	0909, 4,	7, , N, ,	, R=	, I=		

CMD: MSG: REMARKS ARE SUPPRESSED - PRESS PF6 TO DISPLAY

SCRN: CVPSSQV2 DEPT OF ENVIRONMENTAL PROTECTION DATE: 3/22/17 TERM: 1668 VIOLATION INQUIRY (HISTORY) - PAGE 02 OF 02 TIME: 13:23:07

VIOLATION NO.: 035065040J ROLL: 00000 IMAGE: 00000 EVENT ---BALANCE DUE---AMOUNT CHANGE NEW BAL SEQ REC DATE EVENT 009 04/16/14 PHA - REV PHASE ACTION +0.00 +0.00 +800.00 RMK: C, DU1 010 04/23/14 PAY - PAYMENT MADE TO ECB -800.00 -800.00 +0.00 RMK: 20140424P , , PAY, +0.00, +0.00, +0.00, +0.00, R= CPNY, I=03199 PHA - REV PHASE ACTION +0.00 011 06/05/14 +0.00 +0.00 RMK: C, , COM RMK:

-

RMK:

RMK:

RMK:

RMK:

CMD: _____ MSG: REMARKS ARE SUPPRESSED - PRESS PF6 TO DISPLAY

NOTICE OF VIOLATION AND HEARING





Violation No. 35065040 L

Respondent It - I/5	
Mailing address (Check if same address as place of occurrence) 1518 50 th 51 510	
as place of occurrence) 1318 50 ST SYO & CULL Additional mailing to be sent (agent, care of, other): Construction Activity Construction Activity	
Additional mailing to be sent (agent, care of, other): Name Company Co	?
Name First name Last name Company	
Malling 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.	
115 DITMOS ADE BK 11 11/13 C NEDG 02	
Construction type BIN No. of etories Block Lot Occupancy at time of inspection Basis of violation 5385 55 EATing Journal 9461564	
Based on an inspection of the premises and/or records of the Department, the undersigned has determined that you are in violation of the section of law cited below, of Title 27 or Title 28 of the NYC Administrative Code, the NYC Construction Codes, the NYC Electrical Code, the NYC Zoning Resolution, the Reference Standards and/or Titles 1 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	Ī
Grui Granai G. Ja. G. J.	
Infraction Code Provision of Law Valork with out a permit work: Hate	2
BYD 108-1031 In rear gara a Brick wall in back Fas	<u>+</u> -
Side that approx 10x 30 en close year	\vdash
Jara A wood war and brick barberue pit.	-
<u></u>	_
	\neg
	\neg
Remedy: Obtain Permit or restore Premisco to Prior Pose	1
Conditions.	
ILLEGAL CONVERSION - CLASS 1. Per 28-202.1 & 1RCNY 102-01, additional daily penalties for continued violation of 28-210.1 or 28-210.3 also applica	
Per 28-202.1 & 1RCNY 102-01, additional "Class 1" daily or "Class 2" monthly penalty also applicable. Aggravated It Conditional "Class 1" daily or "Class 2" monthly penalty also applicable.	
The Commissioner orders that you timely correct these conditions and file a certificate of such correction. Uncorrected violations a	re
subject to additional violations and penalties. IMPORTANT: See 'Certifying Correction' on reverse. 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	hrst
order, which shall be imposed in accordance with the ECB Buildings Penelty Schedule. Resolution options	_
DATE 12 /23 //3 HEARING DATE /2 / 30 / /3 at 025:30 AM 10:30 AM 1:30 PM	
The hearing date above is mandatory if you are either charged with a Class 1 violation, or the violation is marked as an Aggravated 1 condition, or it no "cure date" is given on this Notice of Violation. Also, the above hearing date is mandatory for a charged with a Class 1 violation, or the violation also, the above hearing date is mandatory for a charge of the charged with a Class 2 violation, or the violation, or the violation also, the above hearing date is mandatory for a charge of the charge of charges it is expected.	
you may have the option to admit the violation and certify correction the violation and certify correction DOB ECB Penalty Schedule at www.mc.gov/buildings or check the status on BIS query on this website.	the
by the "cure date." By doing so, you avoid a hearing before the	
Environmental Control Board and Environmental Control Board hearing locations:	
any penalties which would be U Queens, (718) 298-7300 - 144-06 94th Avenue, 1st fl. assessed at the hearing. Note: U Manhattan, (212) 361-1400 - 66 John Street, 10th fl.	
Depending on the violation, additional 5 Brooklyn, (718) 923-6100 - 9 Bond Street, 7th ft.	
DOB civil penalties (separate from D Bronx, (716) 993-6110 - 3030 3rd Ave., 2nd fl.	
ECB penalties) may apply before Staten Island, (718) 815-8385 - 350 St. Marks Place, 1st fl.	
mation regarding "cures", see reverse thereunder. This hearing is your opportunity to answer and defend against the allegations set forth above.	
side of the respondent copy of this Notice of Violation. Faiture to appear, unless you admit the violation or an appearance is not required through availability of a Cun or Stipulation (see reverse) will result in a default and imposition of maximum penalties.	9
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 Department of Buildings at 311, or visit the E Violation section at www.nyc.gov/buildings.	CB
Issuing officer's last name, first initial (print) GITTEIVS I personally observed the violation(s) charged and/or verified their existence through review of departmental records.	
1719131 1 1 E R I Issuing officer's signature Don Littless	
Badge number Unit Code This statement is affirmed under penalty of perjury. 35065040	

STATE OF N	IEW YORK: COU	NTY OF KI	<u>-</u> 98) ss:	4	
The underside	ned affirms, or b	eina duly sworn.	deposes and sa	vs: That I am over	18 years of age. a	and not a party to this
proceeding	and that on the	11 0	lay of NO	U :	20 (2-at / 1/3	<u>}</u>
	1500		AUC.		U	(full address)
				ondent named there	ein:	(1211 0201000)
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	ed through A1, A					
A. INDIVID	UÁL OR PARTN	NERSHIP	1000		,	
1. 🗆 Individ	dual or Partnersi	hip - Personal Se	ervice, by delive	ring and leaving a	A35-357	t personally.
2. 🔲 Individ	dual or Partnersi	hip - Substituted	Service, by de	livering a true copy		age and discretion
at respon	dent's actual plac	e of business, dw	elling or usual p	lace of abode with	in the state.	age and discretion
envelope envelope	properly address in an official dep legend "personal	sed to respondent pository under the & confidential*ar	t's last known re e exclusive care nd did not indica		place of business e U.S.Postal Ser thereot, by return	s and deposited said vice.The envelope a address or other
B. CORPO	RATION					
- an offi	cer, director, man	elivering and leav aging agent, or go signated to receiv	eneral agent (ci	rcle one) of said re:	spondent corpora	tion, or any member
				nt to article three of ed as aforesaid to		ne Office of the
Secret	ATE METHOD/	CHARTER SER	VICE (Posting	ed to accept such at place of occ	urrence)	
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(FOR OFFICE USE ONLY)



Environmental Control Board A Division of the Office of Administrative Trials and Hearings

66 John Street 10 ² Floor New York, NY 10038 Tel. # 212-560-6270 Fax #: 212-436-0715	9 Band Street 7th Floor Bruoklyn, NY 11201 Tel. # 718-923-6100 Fax # 718-875-5561	144-06-94 th Avenue Main Floor Jamaica, NY 11435 Tel. # 718-298-7300 Fax # 718-298-7075	350 St. Marks Place Main Flour S.L., NY 10301 Tel. # 718-815-8385 Fax # 718-815-8391	3030 Third Avenue 2 ^M Floor Brony, NY 10455 Tel. # 718-993-6110 Fny # 718-993-3077
Date: 12-27-1	REQUEST F	OR A NEW HE		- 454 (14-773-391)
Respondent:(The Respondent is th	e person or business	entity named on the fro	Ont of the violation)	
Request submitted by:	IBett.	& Berni	1 A	
Relationship to Respo	ndent: Respond	11		
Full Mailing Address:				
Telephone Number:	-9/8-50	54-1741		
Violation number(s):	77			_
	35065	0401		2013 DEC
		416		E M
		421		3 CD
Reason for new hearing	g date request:			H 3: 1-2
***************************************	2	UNKlict		
Old hearing date: /c	FOR OFFICE U 2-30-13	SE ONLY (Do not v	write below this line) hearing date:	3-14
€ Kespondent/Auth	orized Representative orized Representative	was informed that thi	s is a final rescheduled	10,36



Environmental Control Board

A Division of the Office of Administrative Trials and Hearings

Summons Number(s):

OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS

Hearings Division

035065040J

Brooklyn Office 9 Bond Street 7th Floor, Brooklyn, NY 11201 (844) 628-4692

NOTICE OF APPEARANCE

Respondent:	111-115 DITMAS AVENUE REALTY
Respondent/Representat	tive: 111-115 DITMAS AVENUE REALTY
Decision Mail Address:	1518 50 STREET
	BROOKLYN, NY 11219
_	
	Respondent/Representative Signature
(FOR OATH USE ONLY)	ř
The aforementioned p	participant appeared before me on this 31st day of March 2014
Hearing a	adjourned (You will have to return to OATH on a date in the future.)
•	reserved (The hearing is complete. You will receive a decision in the mail.)
Additional Comments:	
_	James DeVito NYC2143 0909



Summons Number(s):

OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS Hearings Division

035065040J

Brooklyn Office 9 Bond Street 7th Floor, Brooklyn, NY 11201 (844) 628-4692

NOTICE OF APPEARANCE

Respondent:	111-115 DITMAS AVENUE REALTY
Respondent/Representative:	Cityscape
Decision Mail Address:	1400 Avenue Z
	Brooklyn, NY 11235
Juga En-	
R	espondent/Representative Signature
Hearing adjourn	ed (You will have to return to OATH on a date in the future.) ed (The hearing is complete. You will receive a decision in the mail.)
Additional Comments:	
	James DeVito NYC2143 0909



THE CITY OF NEW YORK ENVIRONMENTAL CONTROL BOARD

HEARING LOCATION: Environmental Control Board 9 Bond Street 7th Floor Brooklyn, NY 11201 (718) 923-6100

Method of Appearance Live Hearing

To:

Cityscape 1400 Avenue Z Brooklyn, NY 11235



123705221451E83FBDS

DECISION AND ORDER Violation #: 035065040J (1 NOV) Hearing Date: March 31, 2014

City of New York v. 111-115 DITMAS AVENUE REALTY

Total Civil Penalty: \$800.00

1 Notice(s) of Violation (NOV(s)) was/were issued to the Respondent. On the record before me, and upon the Further Findings of Fact/Conclusions of Law stated below, 1 find as follows and, where applicable, order payment and compliance.

NOV: 035065040J

PLACE OF OCCURRENCE, 115 DITMAS AVENUE BROOKLYN

DATE OF OCCURRENCE: 11/11/2013 ISSUING OFFICER/AGENCY: 0723 DOB

ECB CODE: B201 CHARGE: AC 28-105.1

DISPOSITION IN VIOLATION

CIVIL PENALTY IMPOSED:

\$800.00

FURTHER FINDINGS OF FACT/CONCLUSIONS OF LAW

NOV: 035065040J AC 28-105.1

The respondent, 111-115 Ditmas Avenue Realty, is charged with performing work without a permit. The respondent s expeditor, Ivette Bernard appeared and testified on behalf of the respondent. Ms. Bernard testified that the respondent has authorized her to appear and testify in its behalf. Mr. Anthony Forzaglia, Esq., appeared on behalf of the DOB.

Ms. Bernard testified that the respondent is in the process of getting their plans approved.

While I credit the respondent 5 testimony, the respondent has not offered a valid defense.

The violating conditions observed as specified has established a class two violation hazardous, posing a threat that affects the life, health, safety, property, or the public interest so as to warrant corrective action.

Accordingly, the NOV is sustained and the board approved penalty is imposed for a class two violation

TOTAL CIVIL PENALTY: \$800.00

Tog Apr 2014 04/01/14 14 19:16

Control 5

O4/01/2014

James DeVito, Administrative Law Judge

Date

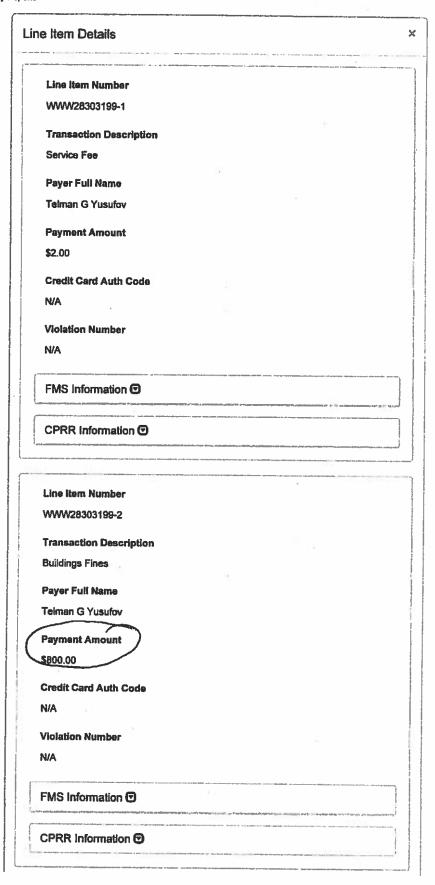
PAYMENT DUE WITHIN TEN (10) DAYS READ BACK OF THIS ORDER – PROTECT YOUR RIGHTS

Leave Feedback (mailto:CPRSResearchToolFeedback% 40finance.nyc.gov?Subject=Feedback%20For% 20Research%20Tool)

CityPay Research - Transactions

t this time, only 500 line Items p n the items returned.	er inquiry are returned (a transaction may have more). Totals shown will be based		
Back to search (/citypayreports/wizard) Export (/citypayreports/batch/export)			
Show 10 ventries Search: Search: Receipt Number Payer Name Transaction Date / Time Agency System Channel Payment Status			
		3	
Showing 1 to 1 of 1 entries	Previous 1 Next		
Transaction Information	Printer Friendly View (/citypayreports/nice/WWW28303199)		
Agency Name	New York City Environmental Control Board		
Receipt Number	3 Line Items Available		
Agency System	AIMS		
Channel Information	AIMS/NYCServ/NYCWEB		
Transaction Date / Time	04/23/2014 01:32:13 PM		
Payer Email			
Payer Full Name	Telman G Yusufov		
Address	535 Ocean Pkwy 5 K		
City	Brooklyn		
State	NY		
Zip	11218		
Country	N/A		
Payment Tender	ACHDR		
Total Amount	\$1,602.00		
Card Type	N/A		
Service Fee	Y /		
First/Last 4 Digits of Acco	unt		
Payment Status	PAID	- 22	

CityPay Reports



Depart of Finance Online Payments

TRANSACTIONS

Receipt Number: WWW28303199

Transaction Total: \$1,602.00

Description: Service Fee Item Code: 9808 Trans Code: 1110

Payment Amount: \$2.00

Description: Buildings Fines ✓ Item Code: 895

Trans Code: 1110

Payment Amount: \$800.00

Description: Buildings Fines Item Code: 895

Trans Code: 1110

Payment Amount: \$800.00