

# **Warehousing the Homeless**

The Rising Use of Illegal Boarding Houses  
to Shelter Homeless New Yorkers

## APPENDIX

### Part 2

City Inspection Reports  
News Articles  
Correspondence

January 2008

**Coalition for the Homeless**  
[www.coalitionforthehomeless.org](http://www.coalitionforthehomeless.org)

# The Metro Section

B1

ON

TUESDAY, SEPTEMBER 26, 2006

The New York Times

## Report of Filthy Brooklyn Shelter Stirs Worries for Homeless

By LESLIE KAUFMAN

On Aug. 31, a team of state health inspectors, accompanied by police officers, forced their way into a four-story brownstone on Lafayette Avenue in Brooklyn. Residents and neighbors in Bedford-Stuyvesant had been complaining that the house, an unlicensed home for single adult men known as Alberta's Place, was an unsanitary blight.

Inspectors said that they found 67 men in bedrooms that were "very overcrowded, dirty and having foul odor," sleeping on mattresses infested with "bedbugs the size of

roaches," and using bathrooms that were "filthy without toilet paper, no soap, no towels and no washcloths." The report, which was made available to The New York Times, also noted that food, medical oversight and medical dispensation were inadequate.

Several of the men, the report from the state Department of Health showed, had been referred from public places, including hospitals in Queens and Manhattan, and from city homeless shelters.

Alberta's Place is one of scores of private homes in Brooklyn and Queens, many of which describe themselves as therapeutic

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*Ever more referrals to unlicensed private homes, despite a lack of oversight.*

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or supportive housing for the indigent. Advocates for the homeless and mentally ill say that these homes are receiving more and more referrals from public agencies.

The advocates are worried about the trend because the homes fall into a gray

area of oversight and regulation.

The city's Department of Homeless Services acknowledged that the number of such referrals is increasing, though they are only a fraction of the total referrals from shelters. "We are talking about less than 200 this year at most," said Angela Allen, a spokeswoman for the department. The agency completes about 7,500 placements a year.

After the inspection, 20 of the sicker residents of Alberta's Place were relocated, and regulators demanded that the owners buy four new mattresses. But the home stayed

Continued on Page B6

# Report of Filthy Shelter Stirs Worries About the Homeless

Continued From Page B1

open. The regulators said that they were monitoring Alberta's Place to see if it required licensing.

In a recent interview, the shelter's owner, Daryl Evans, said that he and his staff were doing their best with a highly troublesome segment of the homeless population, a group of men no one else wants.

City officials say they are under pressure to move single men out of shelter because Mayor Michael R. Bloomberg promised in 2004 to reduce the city's chronic homeless population by two-thirds. But they say they are sending only men capable of caring for themselves to homes like Alberta's Place, most of which they called decent.

If they receive complaints about a specific residence, they said, they send out e-mail messages warning the shelters not to send any more men there. A warning has been sent out about Alberta's Place.

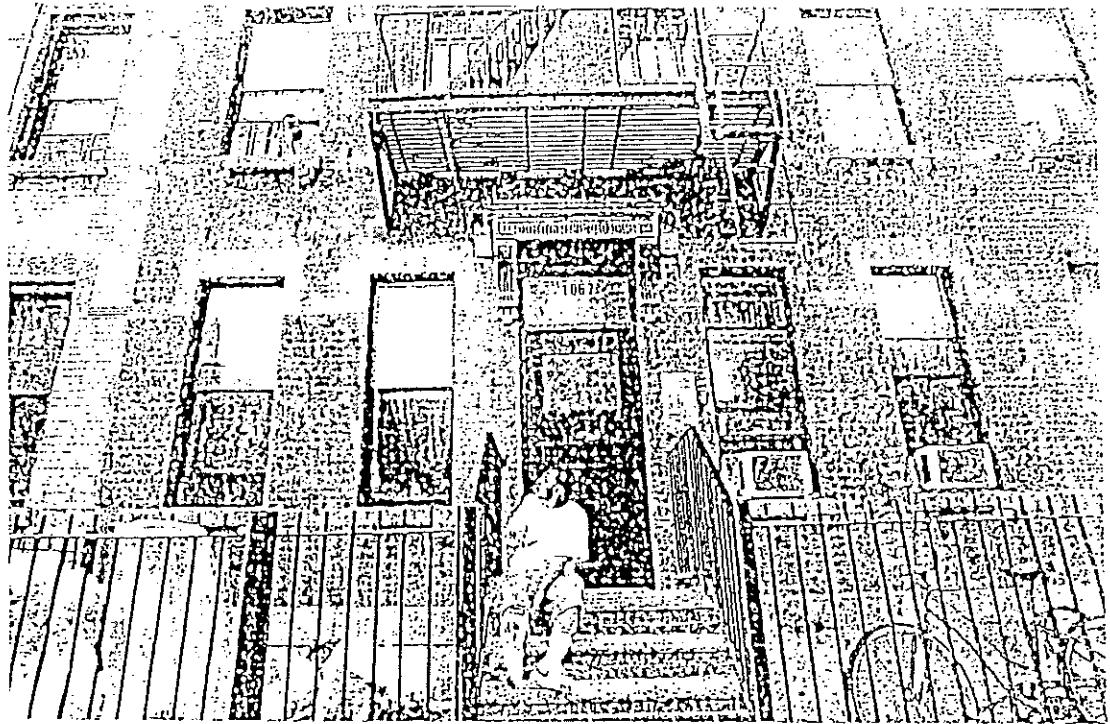
Bill Lienhard, the director of the mental health project at the Urban Justice Center, said that his organization was hoping to gather enough evidence for a lawsuit to demand more constant regulation. He said Alberta's Place showed that whatever the official designation, sick and vulnerable people end up in these homes.

"These places find residents by trolling through the shelters and by calling psychiatric units," he said. "The state knows about it. The city knows about them. But because there is such pressure to find housing for these men, they have turned a blind eye."

Mr. Lienhard estimated that there were at least 50 of these homes in New York, many of them owned by people who have poor track records.

The Department of Health memo, for example, noted that Mr. Evans of Alberta's Place "has a history of operating other unlicensed boarding homes," and that at least one was closed by health authorities.

In a way, Mr. Evans did not disagree. "We are the lowest on the totem pole," he said. "Our primary function is to take undesirables. We take people who have been thrown out of other shelters because of their



Robert Stolarik for The New York Times

An inspection at Alberta's Place in Brooklyn found filthy conditions, including "bedbugs the size of roaches."

behavior. We take certain type of clients that might require more help, but I can't say I have any regrets about taking them. For a lot of them it was a matter of life and death."

Mr. Evans said that his shelter does have bedbugs, but that at least

*An 'increasing pressure on shelter residents to take these placements, site unseen.'*

he has been fighting them with an exterminator.

"At least we are trying to do something about it," he said. "As far as cleanliness, we deal with a very difficult population. There are times when a client makes a mess and we are cleaning up behind."

He said he had nothing against being regulated.

The Department of Health said that since these private homes do not provide services to those who are too mentally or physically ill to care for themselves, they are not subject to annual inspections. If enough complaints are made about such a home, the Department of Health might investigate and might act — but then again, it might not.

"Each incidence is decided on a case-by-case basis," said Jeffrey Hammond, a spokesman for the Department of Health. "If we received a complaint based on a public health concern we would investigate."

Mr. Hammond said that lousy and dirty conditions could more likely be the responsibility of the city's buildings and housing officials to investigate.

Patrick Markee, a senior policy analyst for the New York City Coalition for the Homeless, said he worried that clients are ending up at the private residences because the city is inappropriately pressuring them to leave shelters.

"In the last year, we have defi-

nately seen increasing pressure on shelter residents to take these placements, site unseen," he said. "In some instances, we've actually had staff present in meetings where the men were brow-beaten into taking a placement they didn't want."

He said some seriously ill men ended up in these places because they did not know enough to complain.

Anthony Dash is one resident of Alberta's Place. He gave his age as 30 or 35, and said he has been homeless since his father kicked him out of their apartment a few months ago.

While he said he had been at Alberta's Place for two weeks, his case file showed that he has been there two months. He said he agreed to go there voluntarily because his counselor at a city-run shelter told him it was nice.

Instead, he said, it was "very nasty."

Mr. Dash said that he did not get enough to eat, and the bedbugs kept him up at night. "I have little nips all over my arm," he said.

# DAILY NEWS

\$1.00

NEW YORK'S LEADING PAPER

NYDailyNews.com

## Outrage in city shelters

### Homeless men put in condemned bldg.

**EXCLUSIVE**  
BY TINA MOORE  
DAILY NEWS STAFF WRITER

THE BLOOMBERG administration moved 26 formerly homeless men into an apartment building that was in such disrepair it later had to be condemned — forcing the men back into shelters and possibly onto the streets.

Contractors hired by the Department of Homeless Services moved the men to Brooklyn between July and September from the city's famous Camp LaGuardia as part of a push to close the sprawling upstate shelter.

But the Buildings Department slapped the Marcy Ave. apartment building with a vacate order on March 7. Inspectors deemed the building an "imminent danger to the life and safety of the occupants."

"The entire building, from basement to attic, is illegally converted into [single-room occupancy apartments] with a large number of bunk beds, without secondary means of egress," the order stated.

The home had 20 open housing code violations, and most

were classified as hazardous — including mice, unlawful conversions and no hot water. The building also has no kitchen.

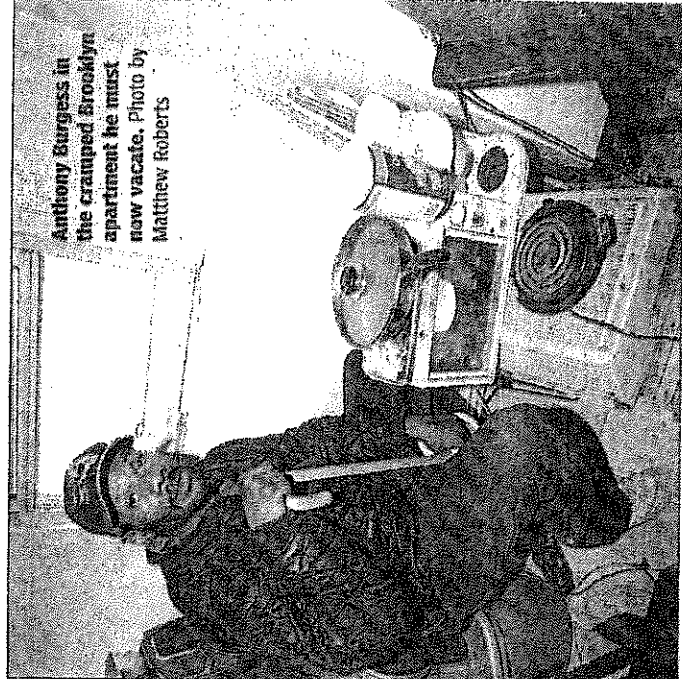
As of Friday, half of the 26 men who had been bused to the house from Camp LaGuardia between July and September had moved back into other city shelters. But the other half were no longer accounted for by the city, according to a statement from the Department of Homeless Services.

Patrick Markee, a senior policy analyst with the Coalition for the Homeless, said he feared the Marcy Ave. building wasn't the only unsafe building being used for housing men who had been cleared from shelters by the city.

City Hall has relocated about 400 of the men who were living at Camp LaGuardia in Chester and about 295 men remain there, said the Department of Homeless Services.

Markee said his organization has a list of 28 unlicensed homes where the agency has referred homeless adults. At least 20 men are likely to be living in each building, he said.

"These are places that homeless men have been sent to in



Anthony Burgess in the cramped Brooklyn apartment he must now vacate. Photo by Matthew Roberts

vans," he said. "They've been driven by the shelter to these unlicensed homes."

As a result of the Marcy Ave. incident, the Bloomberg administration changed its policy. Department of Homeless Services spokeswoman Tanya Valle-Batista said.

"We don't want any of our formerly homeless clients living in

potentially unsafe housing," Valle-Batista said in a statement, noting that the Department of Health is responsible for inspecting and licensing adult homes.

"We're pleased oversight agencies were able to catch potential safety hazards. We are instructing our providers not to refer clients to unlicensed, adult group homes." [tmoores@nydailynews.com](mailto:tmoores@nydailynews.com)



THE CITY OF NEW YORK  
OFFICE OF THE MAYOR  
NEW YORK, N.Y. 10007

LINDA GIBBS  
DEPUTY MAYOR FOR HEALTH AND HUMAN SERVICES

May 21, 2007

Mary Brosnahan, Executive Director  
Patrick Markée, Senior Policy Analyst  
The Coalition for the Homeless  
129 Fulton Street  
New York, NY 10038

Dear Ms. Brosnahan and Mr. Markée:

This letter is written in response to your April 2, 2007 letter to Commissioners Lancaster, Donovan, Scoppetta and Frieden, raising concerns about the housing conditions of some clients who were formerly residents in New York City's shelters. We thank you for bringing these concerns to the attention of the appropriate agencies. Each of the sites referred to in your letter has been visited and we provide you this letter to make you aware of the City's response. While the City agencies do not routinely provide responses to non-tenant, third-party housing complaints, we are doing so in this instance, and are also providing you with information about how complaints are generally reviewed to improve our collective ability to ensure the housing safety of New Yorkers.

In some cases, the addresses you cited are adult care facilities which fall under the jurisdiction of the New York State Department of Health (NYSDOH). When referring a client to an adult care facility, the Department of Homeless Services' (DHS) policy is to follow the guidance of NYSDOH as detailed in its unlicensed facility and referral suspension registries. As you know, DHS has instructed its providers not to make referrals to uncertified or referral suspension facilities as identified by NYSDOH. If you believe an adult care facility is operating without a license or not in conformity with its license, the appropriate action is to bring this facility to the attention of NYSDOH which has jurisdiction over such facilities.

Three City agencies — the Fire Department (FDNY), the Department of Buildings (DOB) and the Department of Housing Preservation and Development (HPD) — have responsibility for enforcing life and safety laws, and rules and regulations serving all New York City residents. These agencies are authorized to issue violations and summonses to owners who have failed to meet their responsibilities. The FDNY inspects buildings and enforces compliance with Fire Code regulations, while the DOB enforces the City's Building Code and the Zoning Resolution. HPD is responsible for enforcing New York City Housing Maintenance Code and New York State Multiple Dwelling laws. Through their efforts and coordination, these agencies provide effective mechanisms of review and enforcement to ensure the safety of the City's housing stock. Tenants or advocates can trigger these processes by calling 311, the central hotline for City services, to file a complaint if they believe a building or apartment is occupied in violation of applicable laws or regulations, or poses a threat to the health or safety of its tenants. We appreciate your raising

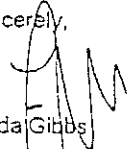
with the agency commissioners your concerns via letter, but we also urge you and all New York City residents to make full use of 311 in registering your concerns and complaints.

As mentioned at the outset, each of the 32 sites you listed was visited by the three agencies. FDNY, DOB and HPD conducted joint inspections of 23 of the 32 sites listed in your letter, and appropriate violations were cited. In one of these buildings, 630 Falle Street in the Bronx, the City found conditions resulting in the issuance of a vacate order. In that instance, we were extremely concerned to find that former shelter clients had been referred to and were living in this building, and we immediately informed our providers that their referrals were not acceptable. For nine of the sites, we were not able to gain entry to conduct inspections. These sites were 199 Halsey Street in Brooklyn, 737 Hancock Street in Brooklyn, 790 Quincy Street in Brooklyn, 361 Vernon Avenue in Brooklyn, 1137 Hancock Street in Brooklyn, 459 Milford Street in Brooklyn, 434 Montauk Avenue in Brooklyn, 259 Sumpter Street in Brooklyn and 156 Bement Avenue in Staten Island. They were each visited multiple times, but the agencies were not able to access them. If you have a client contact name and number to facilitate access, that information may enable the agencies to follow up.

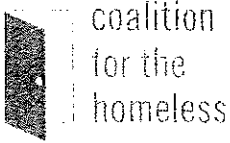
As a matter of routine moving forward, DHS will continue to instruct its providers not to refer clients to housing listed on NYSDOH's unlicensed and referral suspension registries, and will direct its providers not to refer shelter clients to buildings listed on HPD's and DOB's respective websites that are subject to a vacate order. In addition, to ensure that clients who are exiting shelter understand how to file a complaint about their housing, DHS will provide them with a "What You Should Know" brochure summarizing the responsibilities of the City agencies as outlined above, and how to file a complaint if they believe their housing conditions pose a threat to their or other tenants' health or safety, or is being occupied in violation of applicable laws and regulations.

Finally, your letter also mentioned the possible misuse of public assistance grants by owners of these facilities. Without any specific information we are unable to take action but are very concerned that such allegations be given attention. We ask that you share any information you have concerning such possible misuse with Commissioner Rose Gill Hearn, Department of Investigation, at 80 Maiden Lane, New York, NY, 10038. Again, we appreciate your bringing these issues to our attention.

Sincerely,

  
Linda Gibbs

cc: Daniel Doctoroff, Deputy Mayor  
Robert Doar, Commissioner, HRA  
Rose Gill Hearn, Commissioner, DOI  
Robert V. Hess, Commissioner, DHS  
Patricia Lancaster, Commissioner, DOB  
Shaun Donovan, Commissioner, HPD  
Nicholas Scoppetta, Commissioner, FDNY



August 7, 2007

The Honorable Michael Bloomberg  
Mayor, City of New York  
City Hall  
New York, New York 10007

Re: Homeless New Yorkers referred by the City to dangerous, illegal boarding houses

Mayor Bloomberg:

We write to express our deep concern about the administration's steadfast refusal to cease the harmful practice of referring homeless New Yorkers – many of whom are living with mental and physical disabilities – to illegal boarding houses. Over the past year the City has referred an increasing number of homeless adults to such dangerous housing, despite numerous warnings about hazardous conditions from Coalition for the Homeless, elected officials, and community groups. As a result, hundreds of formerly-homeless adults have been forced to live in overcrowded, unsafe, illegal dwellings, and many have been forced back to shelters and the streets because the illegal boarding houses were found to have life-threatening hazards and were ordered vacated.

If the City does not halt the referrals of homeless individuals to illegal boarding houses, it is only a matter of time before vulnerable New Yorkers die or suffer terrible injuries in these dangerous dwellings.

In the past year dozens of homeless adults have been forced to flee from several illegal boarding houses where they had been referred by City-administered shelters. In the past month alone, the New York City Department of Buildings has issued vacate orders for two illegal boarding houses where the New York City Department of Homeless Services had previously sent dozens of homeless adults:

- 806 East 169th Street, located in the Bronx, was ordered vacated on July 12th. The Department of Buildings had cited the building's owner with operating an "illegal homeless shelter" and Fire Department inspectors reportedly found serious fire safety hazards. More than 20 formerly-homeless men, who had been referred there by City-administered shelters, were forced once again into homelessness.
- 299 Sumpter Street, located in Brooklyn, partially collapsed on July 29th, forcing out more than 25 formerly-homeless individuals – including at least nine homeless men living with mental illness – who had been placed there by the Department of Homeless Services. Even before the collapse, City inspectors had cited the building with dozens of serious code violations.

Before these tragic events, Coalition for the Homeless had warned City officials on numerous occasions, both in writing and in meetings, about the dangers at these specific buildings, as well as at other illegal boarding houses. Nevertheless, New York City Department of Homeless Services officials continued to allow referrals to these and other unsafe boarding houses. Deputy Mayor Linda Gibbs declared in a May 21st letter to the Coalition that both of these buildings had been "visited" by City agencies and deemed acceptable for referrals from homeless shelters. (Enclosed please see copies of Deputy Mayor Gibbs' letter and the Coalition's April 2nd letter to the City, to which it responds.)

The two hazardous homes shuttered this past month are only the latest in a litany of dangerous, illegal boarding houses where the City has been dumping homeless New Yorkers. These include the notorious Alberta's House, the subject of a September 2006 article in the *New York Times* describing horrendous conditions for the formerly-homeless and mentally-ill men placed there; and 592 Marcy Avenue in Brooklyn, a building ordered vacated in March for posing an "imminent danger to the life and safety of the occupants" and where the City had placed more than 25 homeless men, according to a *New York Daily News* article. (Please see copies of both articles enclosed.)

It is undeniably clear that the City currently has inadequate safeguards to ensure that homeless New Yorkers are not referred to unsafe, illegal housing like these boarding houses. Nevertheless, City officials have refused to adopt policies that would protect homeless New Yorkers from being sent to such unsafe dwellings. After the Coalition engaged in months of discussions and correspondence with City officials in an attempt to address this problem, the Department of Homeless Services refused to develop any safeguards to prevent such inappropriate referrals. In her May 21st letter, Deputy Mayor Gibbs narrowed the City's policy to prohibiting referrals only to buildings with current vacate orders and to buildings included on a short "no-refer" list maintained by the New York State Department of Health. All other shelter referrals – even to illegal boarding houses cited by City inspectors with dozens of the most severe code violations and known to be operated by negligent owners – are permitted under the standard described by Deputy Mayor Gibbs and Department of Homeless Services officials.

Unless the City introduces genuine safeguards to prevent such referrals, it is only a matter of time before a formerly-homeless New Yorker is gravely injured or killed in one or more of these unsafe, illegal boarding houses.

In closing, let us repeat our praise for the ambitious goal you outlined in 2004 to reduce homelessness in New York City by two-thirds over five years. We strongly believe, as much now as we did then, that with the right investments in permanent housing resources and the right policies, homelessness can indeed be dramatically reduced. However, it is essential to recall that there is a right way to reduce New York City's homeless shelter population and a wrong way – and dumping vulnerable homeless adults into unsafe and illegal boarding houses merely to achieve a reduction "target" is certainly the wrong way.

As always, we are ready and available to work with you and City officials to craft policies that will genuinely protect homeless New Yorkers from being placed in unsafe housing. However, absent some change in the City's current policies and practices regarding these referrals, we will regrettably have no choice but to seek judicial relief in order to protect more homeless adults from harm. Thank you once again for your attention to this urgent matter.

Sincerely,



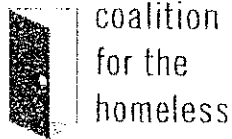
Mary Brosnahan  
Executive Director



Patrick Markey  
Senior Policy Analyst

Enclosures

cc: Linda Gibbs, Deputy Mayor for Health and Human Services, Office of the Mayor  
Daniel Doctoroff, Deputy Mayor for Economic Development and Rebuilding, Office of the Mayor  
Robert Hess, Commissioner, NYC Department of Homeless Services  
Patricia Lancaster, Commissioner, NYC Department of Buildings  
Nicholas Scoppetta, Commissioner, NYC Fire Department  
Shaun Donovan, Commissioner, NYC Department of Housing Preservation and Development



November 1, 2007

Patricia Lancaster, Commissioner  
New York City Department of Buildings  
280 Broadway, 7th Floor  
New York, NY 10007

Thomas Frieden, M.D., Commissioner  
New York City Department of Health and Mental  
Hygiene  
125 Worth Street  
New York, NY 10013

Shaun Donovan, Commissioner  
New York City Department of Housing Preservation  
and Development  
100 Gold Street  
New York, NY 10038

Robert Hess, Commissioner  
New York City Department of Homeless Services  
33 Beaver Street  
New York, NY 10004

Nicholas Scoppetta, Commissioner  
New York City Fire Department  
9 Metrotech Center  
Brooklyn, NY 11201

Robert Doar, Commissioner  
New York City Human Resources Administration  
180 Water Street  
New York, NY 10038

BY FACSIMILE AND MAIL

Re: Update on proliferation of illegal boarding houses for homeless adults

Commissioners Lancaster, Donovan, Scoppetta, Frieden, Hess, and Doar:

We write again to update you on the continuing problems of illegal boarding houses for homeless adults and other low-income New Yorkers, many of them individuals living with mental illness and other disabilities.

Since our April 2nd letter to your agencies, the number of illegal boarding houses in New York City has grown significantly. Furthermore, it is clear that the proliferation of these illegal and unsafe dwellings is driven by the City's ongoing policy of referring homeless adults from the municipal shelter system to illegal boarding houses. In short, the actions of the Department of Homeless Services created an expanding market for these illegal, unsafe dwellings.

Since we wrote to you in April about this worsening problem, at least four illegal boarding houses where the City had placed homeless adults have been ordered vacated by City agencies:

- 630 Faile Street, located in the Bronx, a building where the City had placed dozens of homeless adults, was ordered vacated in April, forcing the residents back into homelessness.
- 806 East 169th Street, located in the Bronx, was ordered vacated on July 12th. The Department of Buildings had cited the building's owner with operating an "illegal homeless shelter" and Fire Department inspectors reportedly found serious fire safety hazards. More than 20 formerly-homeless men, who had been referred there by City-administered shelters, were forced once again into homelessness.

- 299 Sumpter Street, located in Brooklyn, partially collapsed on July 29th, forcing out more than 25 formerly-homeless individuals – including at least nine homeless men living with mental illness – who had been placed there by the Department of Homeless Services. Even before the collapse, City inspectors had cited the building with dozens of serious code violations.
- 1107 Putnam Avenue, also located in Brooklyn, was ordered vacated by the City in early September. The City had placed numerous homeless adults, including individuals living with mental illness, in this building.

Before these tragic events, Coalition for the Homeless had warned City officials on numerous occasions, both in writing and in meetings, about the dangers at these specific buildings, as well as at other illegal boarding houses and so-called “three-quarter houses” (as shelter staff refer to them). As we have stated in earlier correspondence, if the City does not halt the referrals of homeless individuals to illegal boarding houses and do more to protect the residents of existing unsafe buildings, it is only a matter of time before vulnerable New Yorkers die or suffer terrible injuries in these dangerous dwellings.

Perhaps more troubling, it is clear that the City’s policy of referring homeless New Yorkers to illegal boarding houses has encouraged the unscrupulous operators of these buildings to expand the supply of illegal boarding houses. Indeed, it is no exaggeration to say that the actions of the Department of Homeless Services are creating a market for illegal boarding houses, and it is a growing market.

When we wrote to you in April, we were aware of 27 such buildings where the City was referring homeless adults. Since that time, we have learned two dozen more illegal boarding houses. Many of them have appeared only in recent months, and many of them were opened specifically to take advantage of referrals from City-administered shelters. In fact, many of them were opened by the same unscrupulous operators of existing illegal boarding houses.

On Wednesday October 17<sup>th</sup>, a Coalition for the Homeless staffer, Diana Olaizola, was visiting one of these new “three-quarter houses,” a small two-family home illegally converted into a boarding house located at 23 Pine Street in Staten Island. Coincidentally, at that same time a van from the Wards Island shelter complex stopped in front of the building with around six homeless men inside. A few of the men were discharged from the van, which apparently intended to leave them there. A shelter staff member who was also in the van then recognized Ms. Olaizola, ordered the homeless men to get back in the van, and then ordered the driver of the van to drive away. It seems clear that, if 23 Pine Street was indeed a legitimate and appropriate housing resource for those homeless men, the shelter staff would not have needed to act so furtively.

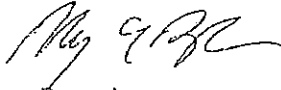
Enclosed please find an updated list of 51 illegal boarding houses where the City has been referring homeless individuals. We ask again that your agencies conduct immediate and thorough investigations of these buildings and that you take appropriate enforcement actions where necessary. As we stated in our April correspondence, we ask in particular that you look for the following:

- Fire safety problems;
- Health hazards;
- Hazardous building conditions;
- Lack of services for residents living with disabilities;
- Fraudulent and illegal use of residents’ public benefits; and
- Lack of basic tenancy rights for residents.

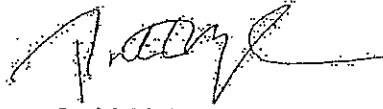
Finally, we repeat our request that the City immediately halt referrals of homeless New Yorkers to illegal boarding houses, and that the City institute safeguards to ensure that homeless adults are sent to safe, appropriate, and legal housing.

If you have any questions, please feel free to contact either Patrick Markee at 212-776-2004 or Lindsey Davis at 212-776-2012. Thank you for your attention to this urgent matter.

Sincerely,



Mary Brosnahan  
Executive Director



Patrick Markee  
Senior Policy Analyst

Enclosures

cc: Daniel Doctoroff, Deputy Mayor, Office of the Mayor  
Linda Gibbs, Deputy Mayor, Office of the Mayor  
Kristen Proud, Office of Governor Elliot Spitzer  
Dennis Whalen, Deputy Secretary for Health, Office of Governor Elliot Spitzer  
Joe Baker, Assistant Deputy Secretary for Health and Human Services, Office of Governor Elliot Spitzer  
Michael Seereiter, Office of Governor Elliot Spitzer  
David Hansell, NYS Office of Temporary Disability Assistance  
Gary O'Brien, NYS Commission on the Quality of Care and Advocacy for Persons with Disabilities  
Michael Hogan, NYS Office of Mental Health  
Richard Daines, NYS Department of Health  
Karen Carpenter- Palumbo, NYS Office of Alcoholism and Substance Abuse Services  
Richard Gottfried, NYS Assembly – Chair, Health Committee  
Keith Wright, NYS Assembly – Chair, Social Services Committee  
Jeffrey Dinowitz, NYS Assembly- Chair, Aging Committee  
Peter Rivera, NYS Assembly- Chair, Mental Health Committee  
Vito Lopez, NYS Assembly- Chair, Housing Committee  
Kemp Hannon, NYS Senate- Chair, Health Committee  
Carl Kruger, NYS Senate – Chair, Social Services Committee  
Martin Golden, NYS Senate- Chair, Aging  
Thomas Morahan, NYS Senate- Chair, Mental Health Committee  
John Bonacic, NYS Senate – Chair, Housing Committee



# NOTICE OF VIOLATION AND HEARING



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

Violation No. 34573799J  
ENVIRONMENTAL CONTROL BOARD

<input type="checkbox"/> <b>Real property</b> <input type="checkbox"/> <b>Real personal property</b> <small>(Check if same address as place of occurrence)</small>	First name (or entity name) <b>SHAWN</b>	Last name <b>MCDONALD</b>
Number and street <b>242 VERNON AVENUE</b>	City <b>BKLYN</b>	State <b>NY</b>
		Zip code <b>11206</b>

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

Name First name Last name Company	Mailing address Number and street City State Zip code
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## Commissioner's Order To Correct Violations

Place of occurrence <b>299 SUMPTER STREET</b>	Boro <b>BK</b>	Date of violation <b>04/13/07</b>	Type <b>C</b>	Dist. <b>16</b>	Code <b>SC</b>	No. <b>05</b>
Construction type <b>III</b>	No. of stories <b>3</b>	Block <b>1521</b>	Lot <b>70</b>	Occupancy at time of inspection <b>SRO/HALFWAY HOUSE</b>	Basis of violation <b>3221794</b>	

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 checked="" type="checkbox"/> Hazardous	<input type="checkbox"/> Second offense Prior ECB violation #
<b>B6A</b>	<b>27-127</b>	<b>FAILURE TO MAINTAIN EXTERIOR BUILDING WALL. HAZ. NOTED: EAST EXTERIOR "HEAVY" STUCCO WALL IS IN EXCESSIVE DISREPAIR WITH A 30'-W X 14'-H SECTION BULGING OUTWARD 12" AT CENTER WITH 20'-L HORIZONTAL CRACK. STUCCO PEELING OFF AT ROOF LINE ALONG SAME WALL AT TOP OF PARAPET</b>		
<b>Remedy: CORRECT VIOLATING CONDITION / MAINTAIN EXTERIOR BUILDING WALL</b>				
<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
<b>CURE DATE</b> <b>11/12/07</b>  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:  <b>Hearing date</b> <b>06/04/07</b> at <b>10:30 AM</b> <input type="checkbox"/> 1:30 PM <input type="checkbox"/> Other _____  Environmental Control Board hearing locations: <input type="checkbox"/> <b>Queens</b> , (718) 298-7300 - 144-06 94th Avenue, 1st fl. <input type="checkbox"/> <b>Manhattan</b> , (212) 361-1400 - 66 John Street, 10th fl. <input checked="" type="checkbox"/> <b>Brooklyn</b> , (718) 875-7428 - 233 Schermerhorn Street, 11th fl. <input type="checkbox"/> <b>Bronx</b> , (718) 579-6844 - 1932 Arthur Avenue, 6th fl. <input type="checkbox"/> <b>Staten Island</b> , (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.
<b>For more information.</b> 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 <a href="http://www.nyc.gov/buildings">www.nyc.gov/buildings</a> .	

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

**COYNE, S.**

Badge number **11996** Unit Code **1319**

Supervisor's signature \_\_\_\_\_

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

Issuing officer's signature \_\_\_\_\_  
This statement is affirmed under penalty of perjury.

34573799J



NOTICE OF VIOLATION AND HEARING



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

Violation No. 34574126J ENVIRONMENTAL CONTROL BOARD

Form with fields: First name (SHAWN), Last name (MCDONALD), Number and street (242 VERNON AVENUE), City (BKLYN), State (NY), Zip code (11206)

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

Mailing address form with fields: Name, Mailing address, First name, Last name, Company, Number and street, City, State, Zip code

Commissioner's Order To Correct Violations

Table with columns: Place of occurrence (299 SUMPTER STREET BK), Date of violation (04/13/07), Type (C), Dist. (16), Code (50), No. (07), Construction type (TIL), No. of stories (3), Block (1521), Lot (70), Occupancy at time of inspection (SRO/HOUSE), Basis of violation (3221794)

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.

Table with columns: Computer No./Infraction Code, Provision of law, Violating conditions observed, Hazardous, Second offense

Violating conditions observed: RESIDENCE ALTERED FOR OCCUPANCY AS A DWELLING FOR MORE THAN THE LEGALLY APPROVED NUMBER OF FAMILIAR. NOTED: BUILDING DEPT. RECORDS STATE RESIDENCE LEGALLY APPROVED FOR 2 FAMILIAR. RESIDENCE NOW ALTERED/CONVERTED TO 12 SRO ROOMS WITH SHARED KITCHENS/BATHROOMS AND OPERATING AS A WALKWAY HOUSE WITHOUT LICENSE OR APPROVAL

Remedy: DISCONTINUE ILLEGAL USE OR OBTAIN PERMIT

Penalty section: 26-126.1 (e)(i) Per day penalty for violation of section 27-118.1 x 10 units added. The Commissioner of the Department of Buildings orders that you correct these conditions and file a certificate of such correction.

Resolution options and Hearing information section. Includes CURE DATE (N/A 12), Hearing date (06/04/07) at 10:30 AM, and list of hearing locations (Queens, Manhattan, Brooklyn, Bronx, Staten Island).

Signature section: Issuing officer's last name, first initial (COYLE, S.), Badge number (11996), Unit Code (310), Issuing officer's signature, Supervisor's signature, This statement is affirmed under penalty of perjury, Violation No. 34574126J



NOTICE OF VIOLATION AND HEARING

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

2005065

Violation No. 34569370P ENVIRONMENTAL CONTROL BOARD

Respondent: KEAVE, DAVIS; Address: 806 EAST 169th STREET, BRONX, N.Y. 10459-1707

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

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

Commissioner's Order To Correct Violations

Place of occurrence: 806 EAST 169 STREET, BRX.; Date of violation: 04/24/07; Type: C; Basis of violation: OWELLING/SRO'S, HOMELESS SHELTER

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.

Table with columns: Computer No./Infraction Code, Provision of law, Violating conditions observed, Hazardous, Second offense. Includes handwritten notes about residence alteration and occupancy.

Remedy: OBTAIN PERMIT IF FEASIBLE OR RESTORE PREMISES TO PRIOR LEGAL CONDITIONS.

26-126.1 (e)(i) Per day penalty for violation of section 27-118.1 x 4 units added.

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

Resolution options: CURE DATE HAZARDOUS; Hearing Information: Hearing date 8/3/07 at 10:30 AM; Environmental Control Board hearing locations; Proceedings will be held under authority of the NYC Charter section 1404...

Issuing officer's last name, first initial (print) CHUEBON, S.

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

Badge number 1803, Unit Code SP

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

Supervisor's signature [Signature]

3063

34569370P



### NOTICE OF VIOLATION AND HEARING

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

Violation No. 34568414N  
ENVIRONMENTAL CONTROL BOARD

<b>Respondent</b>	First name (or entity name) <b>KEAVE</b>	Last name <b>DAVIS</b>		
<input type="checkbox"/> <b>Mailing address</b> (Check if same address as place of occurrence)	Number and street	City	State	Zip code

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

<b>Name</b>	First name	Last name	Company
<b>Mailing address</b>	Number and street	City	State Zip code

### Commissioner's Order To Correct Violations

<b>Place of occurrence</b>	<b>Boro</b>	<b>Date of violation</b>	<b>Type</b>	<b>Dist.</b>	<b>Code</b>	<b>No.</b>
<b>806 EAST 169TH STREET</b>	<b>BX</b>	<b>05/08/07</b>	<b>C</b>	<b>03</b>	<b>04</b>	<b>03</b>
<b>Construction type</b>	<b>No. of stories</b>	<b>Block</b>	<b>Lot</b>	<b>Occupancy at time of inspection</b>	<b>Basis of violation</b>	
<b>2FR</b>	<b>3</b>	<b>2682</b>	<b>20</b>	<b>2 FAMILY</b>	<b>2098322</b>	

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 checked="" type="checkbox"/> Hazardous	<input type="checkbox"/> Second offense Prior ECB violation #
<b>BOB</b>	<b>27-305</b>	<b>FAILURE TO PROVIDE AT LEAST 2 MEANS OF EGRESS FROM ROOM OR SPACE WHERE REQUIRED. THE REAR ROOM THAT IS BEING RENTED AS AN S.R.O. HAS THE FIRE ESCAPE THAT PROVIDE THE 2ND MEANS OF EGRESS. THE REAR ROOM HAS A DOUBLE CYLINDER LOCK THAT TENANT LOCKS AT ALL TIMES AND FAILS TO PROVIDE EGRESS FOR AT LEAST THE NEXT 2 ROOMS WITH NO WINDOWS, AT 2ND FLOOR.</b>	<input checked="" type="checkbox"/>	

Remedy: **PROVIDE REQUIRED MEANS OF EGRESS.**

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
<b>CURE DATE</b> <b>HAZARDOUS</b> 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: <b>Hearing date</b> <b>07/06/07</b> at <b>10:30 AM</b> <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 checked="" 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) **JAMES C.** I personally observed the violation(s) charged and/or verified their existence through review of departmental records.

Badge number **2221** Unit Code **24** Issuing officer's signature *[Signature]*  
 This statement is affirmed under penalty of perjury.

Supervisor's signature *[Signature]* 34568414N

ORIGINAL - ECB COPY .



NOTICE OF VIOLATION AND HEARING

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

2005065

Violation No. 34569373K ENVIRONMENTAL CONTROL BOARD

Respondent: KEAVE, DAVIS. Mailing address: 806 EAST 169 STREET, BRONX, N.Y. 10459-1707

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

Commissioner's Order To Correct Violations

Place of occurrence: 806 EAST 169 STREET, BRX. Date of violation: 04/24/07. Type: C. Basis of violation: CHIEF 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 26 and/or 27 of the NYC Administrative Code, and the Zoning Resolution.

Table with columns: Computer No./Infraction Code, Provision of law, Violating conditions observed, Hazardous, Second offense. Content: B6A, 27-127, FAILURE TO MAINTAIN BUILDING. DEFECTS NOTED: FIRST FLOOR REAR PORCH, CONCRETE SLAB CRACKED & COLLAPSING, CONCRETE STEPS & BRICK WALL COLLAPSING AND WOOD ROOF ABOVE IN DANGER OF FALLING.

Remedy: REPAIR/ REPLACE PORCH AT REAR IMMEDIATELY.

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: CURE DATE HAZARDOUS. Hearing Information: Hearing date 8/3/07 at 10:30 AM. Environmental Control Board hearing locations: Queens, Manhattan, Brooklyn, Bronx, Staten Island.

Issuing officer's last name, first initial (print) CHUEBON, S. I personally observed the violation(s) charged and/or verified their existence through review of departmental records. Issuing officer's signature [Signature]. Badge number 1803, Unit Code SP. Supervisor's signature [Signature]. 3063. 34569373K ORIGINAL - ECB COPY



NOTICE OF VIOLATION AND HEARING



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

2006722

Violation No. 34569098P ENVIRONMENTAL CONTROL BOARD

Respondent: CARL T. SLATER, 630 FAILE STREET, BRONX, N.Y. 10474

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

Commissioner's Order To Correct Violations

Place of occurrence: 630 FAILE STREET, BRX., Date of violation: 04/24/07, Type: C, Basis of violation: CHIEF 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 26 and/or 27 of the NYC Administrative Code, and the Zoning Resolution.

Table with columns: Computer No./Infraction Code, Provision of law, Violating conditions observed, Hazardous, Second offense. Includes handwritten violation details about occupancy and shelter conversion.

Remedy: DISCONTINUE ILLEGAL USE OR AMEND CERT. OF OCCUPANCY.

26-128.1 (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 and Hearing information section. Includes 'CURE DATE' (HAZARDOUS), hearing date (8/3/07), and hearing locations.

Issuing officer's last name (CHUEBON, S.), signature, badge number (1803), unit code (SP), and supervisor's signature.



# NOTICE OF VIOLATION AND HEARING



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

Violation No. 34578601H  
ENVIRONMENTAL CONTROL BOARD

<b>Respondent</b>	First name (or entity name)	Last name		
<input type="checkbox"/> Mailing address (Check if same address as place of occurrence)	Number and street	City	State	Zip code
	1314 FULTON ST.	BROOKLYN	NY	11216-2101

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

<b>Name</b>	First name	Last name	Company	
<b>Mailing address</b>	Number and street	City	State	Zip code

## Commissioner's Order To Correct Violations

<b>Place of occurrence</b>	Boro	Date of violation	Type	Dist.	Code	No.
69 KINGSTON AVE	BK	05/08/07	C	08	M	01
<b>Construction type</b>	No. of stories	Block	Lot	Occupancy at time of inspection	Basis of violation	
NFP	4	1204	1	SRD	COMPLA# 2222478	

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 checked="" type="checkbox"/> Hazardous	<input type="checkbox"/> Second offense Prior ECB violation #
BQ5	27-118.1	RESIDENCE ALTERED FOR OCCUPANCY AS A DWELLING FOR <sup>MORE</sup> THAN THE LEGALLY APPROVED # OF FAMILIES. BUILDING DEPT. RECORDS INDICATE RESIDENCE IS LEGALLY APPROVED FOR TWO FAMILIES PER FLOOR A TOTAL OF 8 FAMILIES NOW ALTERED FOR SINGLE ROOM OCCUPANCY (TOTAL OF 33 ROOMS). ALTERATION WORK NOTED: KITCHEN REMOVED		

Remedy: DISCONTINUE ILLEGAL USE.

26-126.1 (e)(i) Per day penalty for violation of section 27-118.1 x 33 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
<b>CURE DATE</b> <input type="text"/> <p>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".</p>	<p>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:</p> <p>Hearing date <input type="text" value="07/16/07"/> at <input checked="" type="checkbox"/> 10:30 AM <input type="checkbox"/> 1:30 PM <input type="checkbox"/> Other</p> <p>Environmental Control Board hearing locations:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Queens, (718) 298-7300 - 144-06 94th Avenue, 1st fl.</li> <li><input type="checkbox"/> Manhattan, (212) 361-1400 - 66 John Street, 10th fl.</li> <li><input checked="" type="checkbox"/> Brooklyn, (718) 875-7428 - 233 Schermerhorn Street, 11th fl.</li> <li><input type="checkbox"/> Bronx, (718) 579-6844 - 1932 Arthur Avenue, 6th fl</li> <li><input type="checkbox"/> Staten Island, (212) 361-1400 - 350 St. Marks Place, 1st fl.</li> </ul> <p>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.</p>
<p><b>For more information.</b> 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 <a href="http://www.nyc.gov/buildings">www.nyc.gov/buildings</a>.</p>	

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

CANO, A

Badge number 427

Supervisor's signature

*A. Koffi*

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.

34578601H



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NYC Department of Buildings  
ECB Violation Details

Premises: 1107 PUTNAM AVENUE BROOKLYN  
ECB Viol Number: 34570101P

BIN: 3076953 Block: 3366 Lot: 55  
Status: NO COMPL RECORD

VIOL ACTIVE

Filed At:	1107 PUTNAM AVENUE , BKN , NY 11221	Block:	3366	Lot:	55
Respondent Info:		CB:	304	GEO Flag:	1
CARTER BERNICE .	1107 PUTNAM AVENUE , BK , NY 11221	Delivered Date:	06/14/2007	DOB Viol Number:	042407CSTFSC08
Viol Issue Date:	04/24/2007	Tax Lien Serv:	NO	Device Number:	3076953
Viol Type:	CN - CONSTRUCTION	Hearing Time:	10:30	Location:	BKN
Issuing Insp ID:	1803	Amount Paid:	\$0.00	Compl Status:	N - NO COMPL RECORD
Device Type:		Compl Met Flag:		Viol Severity:	A - HIGH
Sched Hrg Date:	08/06/2007				
Amount Imposed:	\$2,500.00				
Hearing Status:	F - DEFAULT				
Compl By Date:	09/12/2007				
Compl Met Date:					

Infraction Codes:  
BH7 27-217 OCCUPANCY CONTRARY TO C OF O BUILDING DEPARTMENT RECORDS

Description of Violation:  
OCCUPANCY CONTRARY TO THAT ALLOWED BY THE HPD RECORDS. ILLEGAL OCCUPAN  
CY NOTED: LEGAL 6 FAMILY DWELLING NOW CONVERTED TO AN ILLEGAL HOMELESS  
SHELTER THROUGHOUT W/4-6 BEDS. REMEDY:DISCONTINUE ILLEGAL USE OR AMEND

Historical Event Dates:

CUR:	HRG:	COM:	DEF:	08/13/2007	STIP ACC:
AJR:	ASG:	WRI:	ComInsp:		Comdoc:

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.



### NOTICE OF VIOLATION AND HEARING

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

**Violation No. 34532388Y**  
ENVIRONMENTAL CONTROL BOARD

Respondent	First name (or entity name)	Last name		
	DOREATHA		ALSTON ✓	
Mailing address (Check if same address as place of occurrence)	Number and street	City	State	Zip code
	199 HALSEY ST.		BKLYN	NY

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	Boro	Date of violation	Type	Dist.	Code	No.
199 HALSEY ST.	BK	08/01/06	C	03	RG	01
Construction type	No. of stories	Block	Lot	Occupancy at time of inspection	Basis of violation	
NON-FIREPROOF	4	1839	61	MULTI-FAMILY	3196669	

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.	Provision of law	Violating conditions observed	<input type="checkbox"/> Hazardous	<input type="checkbox"/> Second offense Prior ECB violation # _____
B07	27-127	FAILURE TO MAINTAIN PARTS OF BUILDING. NOTED: SHEET ROCK CEILING SAGGING DUE TO WATER DAMAGE, WITH HOLE 2' X 2' SQ. (APPROX) EXPOSING WOOD JOISTS AT GROUND FLOOR VESTIBULE ENTRANCE NEAR HALLWAY.		
Remedy: REPAIR AND/OR REPLACE DEFECTIVE CEILING.				
<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
<b>CURE DATE</b> <u>09/06/06</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:  <b>Hearing date</b> <u>09/25/06</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 type="checkbox"/> Manhattan, (212) 361-1400 - 66 John Street, 10th fl. <input checked="" type="checkbox"/> Brooklyn, (718) 875-7428 - 239 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.
<b>For more information.</b> 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 go to <a href="http://www.nyc.gov/buildings">www.nyc.gov/buildings</a> .	

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

GREY R.

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

Badge number 2255 Unit Code 3C

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

Supervisor's signature [Signature] 8/2/06

34532388Y



NOTICE OF VIOLATION AND HEARING

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

Violation No. 34542269K ENVIRONMENTAL CONTROL BOARD

Response form with fields for Name (MARIA POSNER), Address, City, State, and Zip code (11208).

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

Mailing address form with fields for Name, Address, City, State, and Zip code.

Commissioner's Order To Correct Violations

Table with violation details: Place of occurrence (309 ARLINGTON AVENUE BK), Date of violation (0929106), Type (C), Dist. (05), Code (SC), No. (07), Construction type (II), No. of stories (2), Block (3927), Lot (61), Occupancy at time of inspection (SRO), Basis of violation (3202764).

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.

Table with columns: Computer No., Provision of law, Violating conditions observed, Hazardous, Second offense. Contains handwritten text describing a residence alteration for occupancy as a dwelling for more than the legally approved number of families.

Remedy: DISCONTINUE ILLEGAL USE FORTHWITH. 26-126.1 (e)(i) Per day penalty for violation of section 27-118.1 x 13 units added.

Resolution options and Hearing information section. Includes Cure Date (11/12/06), Hearing date (11/20/06), and list of hearing locations (Queens, Manhattan, Brooklyn, Bronx, Staten Island).

Issuing officer's last name, first initial (print) COYNE S., Badge number 1996, Unit Code 309. Includes signature of issuing officer and supervisor's signature.

34542269K



# NYC BUILDINGS

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## NYC Department of Buildings ECB Violation Details

<b>Premises:</b> 361 VERNON AVENUE BROOKLYN	<b>BIN:</b> 3042908	<b>Block:</b> 1
<b>ECB Viol Number:</b> 34537220N	<b>VIOL ACTIVE</b>	<b>Status:</b> NO COM
<b>Filed At:</b> 361 VERNON AVENUE , BKN , NY 11206	<b>Block:</b> 1586	<b>Lot:</b> 60
<b>Respondent Info:</b> HOYER YVETTE . 724 EAST 216 STREET , BK , NY 10467		<b>CB:</b> 303
		<b>GEO Flag:</b> 1
<b>Viol Issue Date:</b> 09/22/2006	<b>Delivered Date:</b> 09/22/2006	
<b>Viol Type:</b> CN - CONSTRUCTION	<b>DOB Viol Number:</b> 092206C03GW03	
<b>Issuing Insp ID:</b> 2174	<b>Tax Lien Serv:</b> NO	
<b>Device Type:</b>	<b>Device Number:</b> 3042908	
<b>Sched Hrg Date:</b> 03/03/2008	<b>Hearing Time:</b> 8:30	<b>Location:</b> BKN
<b>Amount Imposed:</b> \$2,500.00	<b>Amount Paid:</b> \$0.00	
<b>Hearing Status:</b> F - DEFAULT	<b>Compl Status:</b> N - NO COMPL RECORD	
<b>Compl By Date:</b> 12/13/2006	<b>Compl Met Flag:</b>	
<b>Compl Met Date:</b>	<b>Viol Severity:</b> A - HIGH	

**Infraction Codes:**  
B08 27-365 FAIL TO PROVIDE 2 MEANS OF EGRESS FROM ROOM/SPACE WHERE R

**Description of Violation:**  
FAILURE TO PROVIDE AT LEAST TWO MEANS OF EGRESS-HAZARDOUS:AT A THREE S  
TORIED BRICK FRAMED STRUCTURE @ THE 3RD FLR TWO ROOMS @ THE FRNT OF BL  
DG FAIL TO HAVE THE REQUIRED MEANS OF EGRESS.REMEDY:PROVIDE TWO MEANS

**Historical Event Dates:**

<b>CUR:</b>	<b>HRG:</b>	<b>COM:</b>	<b>DEF:</b> 11/13/2006	<b>STIP ACC:</b>
<b>AJR:</b>	<b>ASG:</b>	<b>WRI:</b>	<b>Cominsp:</b>	<b>Comdoc:</b>

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.



NOTICE OF VIOLATION AND HEARING



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

3389207

Violation No. 34569369H ENVIRONMENTAL CONTROL BOARD

Respondent: SERGE CHARLOTIN, 2321 BEDFORD AVENUE, BROOKLYN, N.Y. 11226-5003

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

Commissioner's Order To Correct Violations

Place of occurrence: 2321 BEDFORD AVENUE, BKLYN., Date of violation: 04/23/07, Type: C, Basis of violation: CHIEF 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 26 and/or 27 of the NYC Administrative Code, and the Zoning Resolution.

Table with columns: Computer No./Infraction Code, Provision of law, Violating conditions observed, Hazardous, Second offense. Entry: BH7, 27-217, OCCUPANCY CONTRARY TO THAT ALLOWED BY THE CERTIFICATE OF OCCUPANCY # 302035287F.

Remedy: DISCONTINUE ILLEGAL USE OR AMEND CERT. OF OCCUPANCY.

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: CURE DATE HAZARDOUS. Hearing information: Hearing date 8/16/07 at 10:30 AM. Environmental Control Board hearing locations: Queens, Manhattan, Brooklyn, Bronx, Staten Island.

Issuing officer's last name, first initial (print) CHUEBON, S. Issuing officer's signature [Signature] 3063. Supervisor's signature [Signature].