

THE CITY OF NEW YORK
DEPARTMENT OF BUILDINGS

DEPARTMENTAL MEMORANDUM

DATE: November 1, 1977

TO: Boro. Supt. H. J. Sigman, Queens
FROM: Director of Operations Irving E. Minkin
SUBJECT: 61st St. and Northern Blvd., Queens

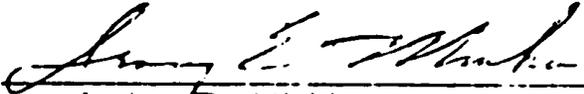
Herewith forwarded is a letter received from Mr. Callendo dated October 19, 1977, relating to the complaints and violations with respect to 4 private dwellings for which he was allegedly the telephone complainant: 32-32, 32-24, 32-26, and 32-28 - 61st St. Mr. Callendo has indicated that he was not in fact the complainant. In view of the technical deficiencies in the nature of the complaint (anonymous telephone complaint vs. requirement that a signed written complaint be received), no further legal proceedings of the violations issued for the above mentioned premises for six months shall be made. However, send a letter to the homeowners advising them that legal action is being held in abeyance for six months to afford them an opportunity to either legalize the current conditions or to restore the premises back to their prior lawful use.

Instruct all personnel in your office that hereafter, based on Section D26-40.07(a) of the Administrative Code, no inspection will be made of a one- or two-family dwelling (except for obviously hazardous conditions) without the receipt of a written signed complaint or a court order. This shall include any referrals by any other agencies wherein the referral does not include a written signed complaint by the complainant.

Insofar as the progress of violation prosecution on the numerous premises originally complained of, it appears that the inspections seem to be fragmented, with repeated inspections necessary to cover a complete cycle of all of the allegations (illegal conversions, improper certificate of occupancy, offensive noise and dust, zoning violations, obstruction of sidewalks, etc.). Further, in my notation on your update in a memorandum dated August 29, 1977, I requested reinspection of 32-32 61st St., a report with respect to illegal obstruction of sidewalks, and that a zoning violation be issued for 61-05 Northern Blvd., citing the use group and the zoning district in the violation, so that the penalties of Local Law 18/76 might be invoked, as well as requesting night inspection of 32-49 and 32-51 - 61st St.; and, requested referral in the case of the latter premises to the Office of Code Enforcement. Your report of October 27, 1977, just cited violations for 32-49 and 32-51 (which violations were defective in not including all relevant sections of the Administrative Code and Zoning Resolution), ignoring the other items referred to in my above mentioned note.

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Accordingly, except for the new violations issued for 32-22 through 32-28 61st St., kindly have a progress report chart prepared for all of the premises cited in the various memorandums, letters, etc. Have the chart list the addresses, the violation numbers, the date of violations, the section of law of which the violation was issued, a brief description of the use, and the dates of inspections and dates of issuance of summonses and date returnable in court. After such report has been prepared, have an additional inspection made of all of the premises involved (excluding the private dwellings as noted above) for purposes of issuing of additional violations that are appropriate (zoning violation, etc.), as well as to issue new summonses for violations outstanding, for all items of concern. After you are satisfied that all items of concern have been recently evaluated and inspected for the purpose of any additional violations, new summonses, etc, kindly forward to me a copy of such completed overall progress report form and thereafter have reinspection scheduled at intervals not to exceed 90 days until compliance is obtained; or, alternately, after a second conviction on zoning violations, refer the case to the Corporation Counsel for commencement of injunction proceedings.


Irving E. Minkin
Director of Operations

B. M/df
Inc.

CC: Comm. Walsh
Dep. Comm. Jenkins

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