



James Oddo
Commissioner

May 06, 2024

Chintan Desai
Deputy Borough
Commissioner

ANA LOPEZ (Owner)
AMERITANIA HOTEL
230 WEST 54TH STREET, NEW YORK, NY 10019

280 Broadway
New York, NY 10007

OLUSOJI R. OJEYEMI (Applicant)
ARCTONE GROUP INC. - ARCHITECTS
125 EAST MAIN STREET, KINGS PARK, NY 11754-6033

+1 212 393 2148 tel
+1 646 500 6170 fax
www.nyc.gov/buildings

RE: INTENT TO REVOKE APPROVAL(S) AND PERMIT(S)
1701 BROADWAY
Block: 01025 Lot: 00044
Application #: M08030129-I1

Dear Sir or Madam:

The Department of Buildings (the "Department") intends to revoke the approval and permit issued in connection with the application referenced above, pursuant to Sections 28-104.2.10 and 28-105.10.1 of the Administrative Code of the City of New York ("AC"), within fifteen calendar days of the posting of this letter by mail unless sufficient information is presented to the Department to demonstrate that the approval and permit should not be revoked.

Pursuant to AC §§ 28-104.2.10 and 28-105.10.1, the Department may revoke approval of construction documents for failure to comply with the provisions of the AC, other applicable laws or rules, or whenever a false statement or misrepresentation of material fact in the submittal documents upon the basis of which the approval was issued, or whenever any approval or permit has been issued in error.

The Department intends to revoke the approval and permit for the reasons set forth on the attached Objection Sheet, dated May 01, 2024.

In order to prevent revocation of the approval and permit upon the expiration of the fifteen day notice period, within that time you must call Pahola Dominguez at (212) 393-2299 to schedule an appointment with the Plan Examiner to present information to the Department demonstrating that the permit should not be revoked. Your response may be deemed unresponsive if the architect or engineer of record fails to attend the appointment.

Sincerely,

Chintan Desai
Deputy Borough Commissioner

CTZ/po

Cc: John Raine, Borough Commissioner
Borough Commissioner's Office
Audit Intent to Revoke File

Emad Hermina, Asst Chief Construction Insp
Application Folder
Premises file



EXECUTIVE OFFICES
280 BROADWAY, NEW YORK, NY 10007-1801
Commissioner
James S. Oddo
(212) 393-2001
Website: NYC.gov/buildings

Stephan Clarke, Esq.
SET Director
280 Broadway, 5th Floor
New York, NY 10007
(212) 393-2299

Audit of Professionally Certified Application
By Special Enforcement Team (SET)
OBJECTIONS

application	type	job description		
M08030129	STD SG	Proposed Installation of South Facing LED Advertisement Sign. No Change to Use, Occupancy or Egress		
location		applicant	block	lot
230 WEST 54 STREET MANHATTAN (AKA 1701 Broadway) C6-7 MID		OLUSOJI R OJEYEMI RA 023388	105	44
auditor's name	Neil Adler, PE	e-mail	neadler@buildings.nyc.gov	

item no.	section of code	objections	date resolved	comments
1.	ZR 32-64	No illuminated sign shall have illumination that project or reflect on residences to interfere with the reasonable use and enjoyment thereof. Premise is a hotel defined as a multiple dwelling.		
2.	ZR 32-651	Verify In C6-7 - GENERAL CENTRAL COMMERCIAL DISTRICT no permitted sign shall project across a street line more than eight feet.		
For an appointment, please email the revised plans with an AI-1 Form indicating how the objections are being resolved to the auditor and Pahola Dominguez at Pdominguez@buildings.nyc.gov. If Determinations are sought regarding any of the above objections, Applicant is to email request to the Special Enforcement Team prior to submitting the request to the Borough.				

Audit Status: **Intent to Revoke**