

Exhibit Binder, A through M

West 50s Neighborhood Association | The Ameritania sign, 230 West 54th Street

Exhibits A through L as transmitted to Community Board 5, August 22, 2026. Exhibit M added September 4, 2026.

Every exhibit is a DOB-produced document, a DOB database export, or official correspondence.

- Exhibit A.** OATH/ECB Summons 35295204K, issued October 14, 2017
- Exhibit B.** OATH/ECB Summons 35295205M, issued October 14, 2017
- Exhibit C.** OATH/ECB Summons 35295206Y, issued October 14, 2017
- Exhibit D.** Sworn Certificate of Correction, Summons 35295204K, accepted June 5, 2019
- Exhibit E.** DOB Notice of Active Registration, OAC #1111, January 8, 2025
- Exhibit F.** DOB FOIL response, May 6, 2026: no BTO Nitro registration documents
- Exhibit G.** DOB Intent to Revoke, May 6, 2024, with the Special Enforcement Team audit of May 1, 2024
- Exhibit H.** DOB BIS complaint history, 230 West 54th Street
- Exhibit I.** Letter of Assembly Member Linda B. Rosenthal to the DOB Commissioner, June 11, 2019
- Exhibit J.** DOB internal email chain, November 2019: “a phone call in lieu”
- Exhibit K.** Letter of Council Member Gale A. Brewer to Commissioner Tigani, May 11, 2026
- Exhibit L.** DOB's five-point response of May 18, 2026, and the Association's point-by-point rebuttal
- Exhibit M.** DOB email exchange on sign brightness, May 14 to 27, 2026, produced September 2, 2026

EXHIBIT A

OATH/ECB Summons 35295204K, issued October 14, 2017

DOB Special Operations, Badge 2727. Place of occurrence: 1701 Broadway. Condition:
“Outdoor Advertising Company sign on display without a permit. (Daily Mail TV)”.
Handwritten remedy: “Remove illegal sign.” Adjudicated IN VIOLATION at OATH, June 7,
2018.

NYCServ Violation Copy

Internet



35295204K



SUMMONS AND COMMISSIONER'S ORDER CIVIL PENALTIES APPLY

SUMMONS NUMBER: 35295204K

ENFORCEMENT AGENCY: NYC DEPT OF BUILDINGS

AGENCY ADDRESS AND WEBSITE: 280 Broadway, New York, NY 10007 www.nyc.gov/buildings



35295204K

RESPONDENT: Bryant Associates (First Name/Entity, Last)
MAILING ADDRESS: 224 W. 49th Street DOB License/Registration #: _____
NY, NY 10019
CELL PHONE: N/A

DATE OF OCCURRENCE: 10/14/2017 TIME OBSERVED: 11:35 am pm
PLACE OF OCCURRENCE: 1701 Broadway BOROUGH: Manhattan
BLOCK: 1025 LOT: 44 BIN: 1024839

You must appear or respond to the details of violation(s) below. For HOW TO RESPOND, see the back of this summons.

HEARING DATE: 03/09/18 AT: ☐ 8:30 am ☒ 10:30 am ☐ 1:30 pm

OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS: Manhattan [Borough] (See reverse side for address)
Phone: (844)628-4692

REFER TO THE SUMMONS NUMBER ABOVE ON ALL CORRESPONDENCE.

WARNING: If you do not appear or respond to this Summons, the City will decide the Summons against you and impose penalties. Failure to pay a civil penalty could lead to the denial of an application for, or the suspension, termination or revocation of a City license, permit or registration. In addition, the City may enter a judgment against you in court.

1468929

COMMISSIONER'S ORDER TO CORRECT VIOLATION CONDITION(S)

CURE DATE (Zero Penalty Option, if available): N/A Must Appear: ☒
Details of Violation(s) (If disputing the charge)

Type of Construction: C6-7 No. of Stories: 3 Vio. Type: 92 Dist: SP0 Code: BA No. 12

Occupancy at Time of Inspection: _____ Complaint#: _____ Related Job#: _____
(If applicable) (If applicable)

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 the NYC Administrative Code, the NYC Zoning Resolution and/or Titles 1 or 2 of the Rules of the City of New York.

Violating Conditions Observed	Infraction Code	Class	Provision of Law	☐ Recurring Condition- Aggravated I per 1RCNY 102-01(f)	Stop Work/Vacate Order Issued ☐ Full ☐ Partial
	<u>B16.2</u>	<u>1</u>	<u>AC 28.502.6</u> <u>H 114.3</u>		
☐ ILLEGAL CONVERSION—CLASS 1 Per 28-202.1 & 1 RCNY 102-01 additional daily penalties for continued violation of Article 210 of Title 28 also applicable					
☐ Per 28-202.1 & 1 RCNY 102-01, additional Class 1 daily or Class 2 monthly penalty may apply					
☐ Aggravated II Condition per 1 RCNY 102-01(f)					

Violation Detail(s):

Outdoor Advertising Company sign on display without a permit. (Daily Mail TV)

Remedy: Remove illegal sign

THE COMMISSIONER ORDERS THAT YOU TIMELY CORRECT THESE CONDITIONS AND FILE A CERTIFICATE OF SUCH CORRECTION. See 1RCNY 102-01 and the reverse for instructions on certifying correction. Uncorrected violations are subject to additional violations and penalties. For certain charges, additional DOB civil penalties may apply pursuant to sections 28-213.1, 28-219.1 and 28-207.2.6 of the Administrative Code. A property owner may be liable for payment of these additional civil penalties even if not cited as respondent on this summons.

NYC Charter Sections 1048 and 1049-a and the Rules of the City of New York authorize the NYC Office of Administrative Trials and Hearings (OATH) to hold hearings. For hearing options, see other side of this notice.

I, an employee of the Department of Buildings, affirm under penalty of perjury that I personally observed the commission of the violation(s) charged above and/or verified their existence through a review of departmental records. False statements made herein are punishable as a Class A Misdemeanor pursuant to section 210.45 of the Penal Law.

Issuing Officer: B. Abadmeuk Signature: _____ Badge# 2727 Unit Code: SP

ORIGINAL - OATH COPY

35295204K
ECB-PC (Rev. 11/16)

EXHIBIT B

OATH/ECB Summons 35295205M, issued October 14, 2017

Same inspector, same date. Place of occurrence: 1701 Broadway. Condition: “Outdoor Advertising Company sign covering over windows, not backed, projecting sign structure (DAILY MAIL TV)”. Handwritten remedy: “Remove illegal sign.” Adjudicated IN VIOLATION at OATH, June 7, 2018.

NYCServ Violation Copy

Internet



35295205M

NYC Buildings	SUMMONS AND COMMISSIONER'S ORDER • CIVIL PENALTIES APPLY		 35295205M
SUMMONS NUMBER: 35295205M			
ENFORCEMENT AGENCY: NYC DEPT OF BUILDINGS			
AGENCY ADDRESS AND WEBSITE: 280 Broadway, New York, NY 10007 www.nyc.gov/buildings			
RESPONDENT: <u>Bryant Associates</u>	(First Name/Entity, Last)		
MAILING ADDRESS: <u>224 W 49 Street</u>	DOB License/Registration #: _____		
<u>New York, NY 10019</u>			
CELL PHONE: <u>N/A</u>			
DATE OF OCCURRENCE: <u>10/14/2017</u>	TIME OBSERVED: <u>11:38 am</u>		
PLACE OF OCCURRENCE: <u>1701 Broadway</u>	BOROUGH: <u>Manhattan</u>		
BLOCK: <u>1025</u> LOT <u>44</u> BIN: <u>1024839</u>			
You must appear or respond to the details of violation(s) below. For HOW TO RESPOND, see the back of this summons.			
HEARING DATE: <u>03/09/18</u> AT: ☐ 8:30 am ☒ 10:30 am ☐ 1:30 pm			
OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS: <u>Manhattan</u> [Borough] (See reverse side for address)			
Phone: (844)628-4692			
REFER TO THE SUMMONS NUMBER ABOVE ON ALL CORRESPONDENCE.			
WARNING: If you do not appear or respond to this Summons, the City will decide the Summons against you and impose penalties. Failure to pay a civil penalty could lead to the denial of an application for, or the suspension, termination or revocation of a City license, permit or registration. In addition, the City may enter a judgment against you in court.			
1468929			
COMMISSIONER'S ORDER TO CORRECT VIOLATION CONDITION(S)			
CURE DATE (Zero Penalty Option, if available): <u>N/A</u> Must Appear: ☒			
Details of Violation(s) (If disputing the charge)			
Type of Construction: <u>C6-7</u> No. of Stories: <u>3</u>	Vio. Type: <u>SC</u>	Dist: <u>SPD</u>	Code <u>BA</u> No. <u>11</u>
Occupancy at Time of Inspection: _____	Complaint#: _____	Related Job# _____	
(If applicable) (If applicable)			
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 the NYC Administrative Code, the NYC Zoning Resolution and/or Titles 1 or 2 of the Rules of the City of New York.			
Violating Conditions Observed	Infraction Code	Class	Provision of Law
	<u>B16-2</u>	<u>1</u>	<u>AC 28-502.4</u>
			<u>H114.3</u>
☐ ILLEGAL CONVERSION—CLASS 1 Per 28-202.1 & 1 RCNY 102-01 additional daily penalties for continued violation of Article 210 of Title 28 also applicable			
☐ Per 28-202.1 & 1 RCNY 102-01, additional Class 1 daily or Class 2 monthly penalty may apply			
☐ Aggravated II Condition per 1 RCNY 102-01(f)			
Violation Detail(s):			
<u>Outdoor Advertising Company sign covering over windows, not backed by wall structure or projecting sign structure.</u>			
<u>(DAILY MAIL TY)</u>			
Remedy: <u>Remove illegal sign</u>			
THE COMMISSIONER ORDERS THAT YOU TIMELY CORRECT THESE CONDITIONS AND FILE A CERTIFICATE OF SUCH CORRECTION. See 1RCNY 102-01 and the reverse for instructions on certifying correction. Uncorrected violations are subject to additional violations and penalties. For certain charges, additional DOB civil penalties may apply pursuant to sections 28-213.1, 28-219.1 and 28-207.2.6 of the Administrative Code. A property owner may be liable for payment of these additional civil penalties even if not cited as respondent on this summons.			
NYC Charter Sections 3048 and 3049-a and the Rules of the City of New York authorize the NYC Office of Administrative Trials and Hearings (OATH) to hold hearings. For hearing options, see other side of this notice.			
I, an employee of the Department of Buildings, affirm under penalty of perjury that I personally observed the commission of the violation(s) charged above and/or verified their existence through a review of departmental records. False statements made herein are punishable as a Class A Misdemeanor pursuant to section 210.45 of the Penal Law.			
Issuing Officer: <u>B. Abdulmalik</u>	Signature: _____	Badge# <u>2727</u>	Unit Code: <u>SP</u>

ORIGINAL - OATH COPY

35295205M
ECB-PC (Rev. 11/16)

EXHIBIT C

OATH/ECB Summons 35295206Y, issued October 14, 2017

Same inspector, same date. Place of occurrence: 1701 Broadway. Condition: “Property owner acting as Outdoor Advertising Company failure to obtain registration number while engaging in the outdoor advertising business (DAILY MAIL TV)”. Handwritten remedy: “Remove illegal sign.” Adjudicated IN VIOLATION at OATH, June 7, 2018.

NYCServ Violation Copy

Internet



35295206Y



SUMMONS AND COMMISSIONER'S ORDER • CIVIL PENALTIES APPLY

SUMMONS NUMBER: 35295206Y

ENFORCEMENT AGENCY: NYC DEPT OF BUILDINGS

AGENCY ADDRESS AND WEBSITE: 280 Broadway, New York, NY 10007 • www.nyc.gov/buildings



35295206Y

RESPONDENT: Bryant Associates (First Name/Entity, Last)
MAILING ADDRESS: 224 W. 49 Street DOB License/Registration #: _____
New York, NY 10019
CELL PHONE: N/A

DATE OF OCCURRENCE: 10/14/2017 TIME OBSERVED: 11:35 am ppm
PLACE OF OCCURRENCE: 1701 Broadway BOROUGH: Manhattan
BLOCK: 1025 LOT: 44 BIN: 1024839

You must appear or respond to the details of violation(s) below. For HOW TO RESPOND, see the back of this summons.

HEARING DATE: 03/09/18 AT: ☐ 8:30 am ☒ 10:30 am ☐ 1:30 pm

OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS: Manhattan [Borough] (See reverse side for address)
Phone: (844)628-4692

REFER TO THE SUMMONS NUMBER ABOVE ON ALL CORRESPONDENCE.

WARNING: If you do not appear or respond to this Summons, the City will decide the Summons against you and impose penalties. Failure to pay a civil penalty could lead to the denial of an application for, or the suspension, termination or revocation of a City license, permit or registration. In addition, the City may enter a judgment against you in court.

1468929

COMMISSIONER'S ORDER TO CORRECT VIOLATION CONDITION(S)

CURE DATE (Zero Penalty Option, if available): N/A Must Appear: ☒
Details of Violation(s) (If disputing the charge)

Type of Construction: C6-7 No. of Stories: 3 Vio. Type: SG Dist. SPD Code BA No. 13

Occupancy at Time of Inspection: _____ Complaint#: _____ Related Job# _____
(If applicable) (If applicable)

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 the NYC Administrative Code, the NYC Zoning Resolution and/or Titles 1 or 2 of the Rules of the City of New York.

Violating Conditions Observed	Infraction Code	Class	Provision of Law	☐ Recurring Condition Aggravated 1 per 1RCNY 102-01(f)	Stop Work/Vacate Order Issued ☐ Full ☐ Partial
	<u>B162</u>	<u>1</u>	<u>AC 28-502.6</u>		
☐ ILLEGAL CONVERSION—CLASS 1 Per 28-202.1 & 1 RCNY 102-01 additional daily penalties for continued violation of Article 210 of Title 28 also applicable					
☐ Per 28-202.1 & 1 RCNY 102-01, additional Class 1 daily or Class 2 monthly penalty may apply					
☐ Aggravated If Condition per 1 RCNY 102-01(f)					

Violation Detail(s):

Property owner acting as Outdoor Advertising company failure to obtain OAC registration number while engaging in the outdoor advertising business. (DAILY MAIL TV)

Remedy: Remove illegal sign

THE COMMISSIONER ORDERS THAT YOU TIMELY CORRECT THESE CONDITIONS AND FILE A CERTIFICATE OF SUCH CORRECTION. See 1RCNY 102-01 and the reverse for instructions on certifying correction. Uncorrected violations are subject to additional violations and penalties. For certain charges, additional DOB civil penalties may apply pursuant to sections 28-213.1, 28-219.1 and 28-207.2.6 of the Administrative Code. A property owner may be liable for payment of these additional civil penalties even if not cited as respondent on this summons.

NYC Charter Sections 1048 and 1049-a and the Rules of the City of New York authorize the NYC Office of Administrative Trials and Hearings (OATH) to hold hearings. For hearing options, see other side of this notice.

I, an employee of the Department of Buildings, affirm under penalty of perjury that I personally observed the commission of the violation(s) charged above and/or verified their existence through a review of departmental records. False statements made herein are punishable as a Class A Misdemeanor pursuant to section 210.45 of the Penal Law.

Issuing Officer: B. Abdelmalek Signature: _____ Badge# 2727 Unit Code: SP

ORIGINAL - OATH COPY

35295206Y
ECB-PC (Rev. 11/16)

EXHIBIT D

Sworn Certificate of Correction, Summons 35295204K, accepted June 5, 2019

The owner's sworn statement that the “sign was taken down and anchors have been removed.” Submitted and accepted by DOB the same day, June 5, 2019, with no site visit.

The sign was standing and lit, and operates today. Produced by DOB under FOIL.



AEU20: Statement in Support of Certificate of Correction

IMPORTANT NOTE: Except in cases where an AEU3321 form has been submitted, this form is required for the Certification of a NYC Department of Buildings OATH Summons or Violation.

VIOLATION INFORMATION

SUMMONS NUMBER

3 5 2 - 9 5 2 - 0 4 - K

Place of occurrence 1701 Broadway, New York, NY 10019

(As listed on summons)

(Street Address)

(City, State, Zip)

I, Garett Cococan, duly swear under penalty of perjury that I am the (check one):

☐ Respondent

☐ Contractor

☐ Licensed Professional

☐ Owner (not respondent)

☐ Respondent's Employee

☒ Other (specify) Officer

I personally performed the following work to correct the above-cited violation 5/14/2019

(Date)

Describe the work performed (use attached supplement if additional space is needed)

I respectfully request to remove above mentioned ECB violation issued for outdoor advertising company sign on display without a permit.

Please note that sign was taken down and anchors have been removed and is no longer in site/property. Also note that civil penalty has been paid under invoice #13413092. Please see attachments.

In light of the above, I respectfully request that a certificate of correction to be issued for this violation.

NAME (print) Garett Cococan	Notarization: State of New York, County of: <u>Kings</u>	NOTARY SEAL
SIGNATURE 	Sworn to or affirmed under penalty of perjury 16th day of May 20 19	
DATE 5/14/19	NOTARY SIGNATURE 	

False certification is a criminal misdemeanor under sections 28-203 1.1 and 28-211.1 of the NYC Administrative Code, punishable by up to one (1) year imprisonment and/or fine of up to \$25,000. It is also punishable with a civil penalty of up to \$25,000.

Return this form in-person, with supporting documents to: NYC Department of Buildings
Administrative Enforcement Unit
280 Broadway, 1st Floor
New York, NY 10007
Phone: (212) 393-2405

EXHIBIT E

DOB Notice of Active Registration, OAC #1111, January 8, 2025

Signed by Daniel Lin, Esq., Sign Enforcement Unit. States the registration “is not transferable” and that issuance “shall not be deemed to constitute permission or authorization to maintain a sign which is otherwise illegal.” The renewal followed a registration lapse beginning December 7, 2023; DOB's own receipt (invoice 62428447) classifies the transaction “OAC REGISTRATION FEE LATE RENEWAL.” Produced by DOB under FOIL.



Notice of Active Registration

James S. Oddo
Commissioner

Daniel Lin, Esq.
Director
danlin@buildings.nyc.gov

Sign Enforcement Unit
280 Broadway – 5th Fl
New York, NY 10007
Signinfo@buildings.nyc.gov

Tel: (212) 393-2622

January 8, 2025

Mr. Bret Richheimer
New Tradition Outdoor LLC
200 Park Avenue South, 2nd Fl.
New York, New York 10003

Re: OAC Renewal Registration: OAC #1111
Registration Effective Date: January 8, 2025
Registration Expiration Date: January 8, 2027

Dear Mr. Richheimer,

Your application for renewal registration along with your check for \$2,625 was received on December 8, 2024. Your application has been approved. Please use your OAC Registration Number on all future correspondence.

The terms and conditions of your registration are as follows:

- Your registration number is valid for two years from the effective date. It must be renewed biennially. Your registration renewal must be filed no sooner than ninety (90) days or later than sixty (60) days prior to the expiration of the current term of registration.
- You must notify the Department within thirty (30) days of any material changes to your application as submitted. There is a charge of \$25.00 per material change.
- Issuance of this registration number shall not be deemed to constitute permission or authorization to maintain a sign which is otherwise illegal pursuant to any provision of law, nor shall such issuance of this registration number constitute a defense in an action or proceeding with respect to such unlawful sign.
- This registration is not transferable.

Please direct all inquiries to the Sign Enforcement Unit at the contact information above.

Sincerely,

Daniel Lin, Esq.
Sign Enforcement Unit

EXHIBIT F

DOB FOIL response, May 6, 2026: no BTO Nitro registration documents

DOB's written response to FOIL-2026-810-01954: "A diligent search has revealed that there are no registration documents from BTO Nitro Buyer LLC responsive to your request." BTO Nitro Buyer LLC, a Blackstone Tactical Opportunities entity, has held the sign's advertising rights since June 2023 (ACRIS CRFN 2024000230113).

[OpenRecords] Response Added to FOIL-2026-810-01954 - Note

1 message

donotreply@records.nyc.gov <donotreply@records.nyc.gov>

Wed, May 6, 2026 at 10:56 AM

Reply-To: foil@buildings.nyc.gov

To: jacobnyc54@gmail.com

The Department of Buildings (DOB) has responded to your FOIL request [FOIL-2026-810-01954](#) with the following note.

- For the portions of your request for OAC documentation for Sign Permit Job # 122707400 OAC #1111 at the property of [230 W. 54th Street, NY](#) (BIN 1024839). Please see the documents related to the renewal of the OAC registration sent to you in the previous emails. A diligent search has revealed that there are no registration documents from BTO Nitro Buyer LLC responsive to your request. For Further information on OAC documentation for the above subject property, you can contact the **Department of Buildings Padlock and Signs Unit- 212-393-2622- signinfo@buildings.nyc.gov**.
- For the portions of your request for any notifications/communications with New Tradition Outdoor LLC, New Tradition Holdings LLC, Albert Faks, The Faks Group LLC, Amertiania 54th Associates LLC, Steven Goldman, or Bryand Associates LLC is **too broad**. For the Department to search for correspondence and/or emails related to your request, you must provide specific Agency Custodians. Please resubmit your request in Open Records with the specific detailed requirements.
- For the portions of your request for ACRIS records. You can contact the **NYC Department of Finance ([66 John Street, NY 212-639-9675](#))**, through Open Records.
- For the portions of your request for records identifying who is currently ther registered/authorized operator, Sign permit renewal applications in associated with Job # 122707400 at the property address of [230 W. 54th Street, NY](#). Please see the links and files of the Property Profile Overview, DOB NOW PORTAL, Job Overview, Application documentations and Work Permit Documentation all located on the Department of Buildings website sent to you in the previous emails.

Please visit [FOIL-2026-810-01954](#) to view additional information and take any necessary action.

EXHIBIT G

DOB Intent to Revoke, May 6, 2024, with the Special Enforcement Team audit of May 1, 2024

DOB's own auditors, reviewing a sign application at 230 West 54th Street, quote ZR 32-64 verbatim, describe the premises as a hotel defined as a multiple dwelling, and issue an Intent to Revoke over the Deputy Borough Commissioner's signature. Produced by DOB under FOIL, July 24, 2026.



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**

EXHIBIT H

DOB BIS complaint history, 230 West 54th Street

DOB's own export: nine complaints since December 2017. One resulted in enforcement (December 2017). Completed inspections occurred in daylight or were closed for no access.

No nighttime inspection of the lit sign appears in the record.



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

NYC Department of Buildings

Complaints By Address

Click [here](#) for information on how to remove a Stop Work Order from your property

Page: 1 of 4

Premises: 1701 BROADWAY MANHATTAN

BIN: [1024839](#) Block: 1025 Lot: 44

56 Total Complaints

[View Vacate Order Complaints](#) [View SWO Complaints](#)

Looking for a list of complaint [category codes](#) or [disposition codes](#)?
(Adobe Acrobat Reader required)

Complaint Number	Address	Date Entered	Category	Inspection Date	Disposition	Status
1722726	230 WEST 54 STREET	04/17/2026	2G			ACT
1722725	230 WEST 54 STREET	04/17/2026	49			ACT
1717058	230 WEST 54 STREET	02/14/2026	6M	03/04/2026	A8	RES
1704989	230 WEST 54 STREET	09/21/2025	2G	12/02/2025	I2	RES
1701452	230 WEST 54 STREET	08/04/2025	45	08/21/2025	I2	RES
1681141	230 WEST 54 STREET	11/02/2024	23	11/04/2024	I2	RES
1677195	230 WEST 54 STREET	09/09/2024	04	09/15/2024	I2	RES
1663974	230 WEST 54 STREET	03/30/2024	23	04/02/2024	I2	RES
	the scaffold appears to be unsafe , there isnt any nettingfor the workers, also debris has fallen, no towbod is observed ,please send someone to inspect the scaffold					
1660057	230 WEST 54 STREET	02/12/2024	10	02/12/2024	I2	RES
	i was parked and as i was coming out of the car a piece ofdebris hit my car almost hit me and im afraid it might hit someone					
1658265	230 WEST 54 STREET	01/17/2024	7J	01/17/2024	I2	RES
	construction being done in a hotel without a permit. thereis a lot of leaking in the roof. no permits posted.					
1657974	230 WEST 54 STREET	01/13/2024	30	01/14/2024	I2	RES
	Requesting an inspection of a Shaking Building					
1657192	230 WEST 54 STREET	01/04/2024	7J	01/08/2024	A8	RES
	no permits posted for scaffold or the construction. Theyhired a handy man. construction going on inside and out side thebuilding. the scaffold looks unsafe.					
1633460	230 WEST 54 STREET	04/06/2023	49	05/25/2023	I2	RES
	There is a hotel located at 230 w 54 street that has a 90foot LED sign that shines so brightly into a residential building. Tenants of that building have to live with their blinds and curtains					
1631116	230 WEST 54 STREET	03/12/2023	2G	06/08/2023	I2	RES
1613376	1701 BROADWAY	07/06/2022	31	05/19/2022	I2	RES
	THERE IS A HOTEL AND SRO BUILDING, CHANGING THE USE OF THE TOP TWO FLOORS; COMMERCIAL OFFICE SPACE. (12 FLOOR AND 13 FLOOR) THIS CHANGE OF USE IS NOT IN COMPLIANCE WITH THE C OF O, WITH THE NYCDOB					
1611963	230 WEST 54 STREET	06/14/2022	31	08/03/2022	I2	RES
	THE TOP TWO FLOORS OF THE UILDINGS, FLOORS 12 AND 13, THEREIS AN ILLEGAL OFFICE THAT IS ON BOTH FLOORS. THIS IS ILLEGALCONVERSION OF A RESIDENTIAL SPACE BEING USED AS A COMMERCIAL SPACE,					
1595026	1701 BROADWAY	03/14/2022	45	03/14/2022	XX	RES
	THERE IS A HOTEL AND SRO BUILDING, CHANGING THE USE OF THETOP TWO FLOORS; COMMERCIAL OFFICE SPACE. (12 FLOOR AND 13 FLOOR)THIS CHANGE OF USE IS NOT IN COMPLIANCE WITH THE C OF O, WITH THE					
1499526	230 WEST 54 STREET	01/17/2019	49	02/06/2019	XX	RES
	Giant sign is shinning extremely bright from hotel sign Americana. Customer met with DOB Insp. Gittens.Affecting customer's property adjacent from hotel.					

Next

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.

EXHIBIT I

Letter of Assembly Member Linda B. Rosenthal to the DOB Commissioner, June 11, 2019

Identifies ZR 32-64, the 2001 provision protecting residences from sign illumination, as the controlling provision, and asks DOB to re-inspect under it. Produced by DOB under FOIL.



LINDA B. ROSENTHAL
Assemblymember 67th District

THE ASSEMBLY
STATE OF NEW YORK
ALBANY

CHAIR
Committee on Alcoholism & Drug Abuse

COMMITTEES
Agriculture
Codes
Health
Housing

MEMBER
Task Force on Women's Issues
Legislative Women's Caucus

June 11, 2019

Melanie La Rocca
Commissioner
New York City Department of Buildings
280 Broadway
New York, NY 10007

Dear Commissioner La Rocca:

I am writing on behalf of my constituent, Brent Waligory, who resides at 205 West 54th Street, 10B, within my Assembly District, who contacted my office to express concern about an illuminated sign on the Ameritania Hotel at 230 West 54th Street that shines directly into his apartment.

My office contacted the New York City Department of Building (DOB) and requested an inspection of the LED sign. At that time, DOB instructed my staff that pursuant to NYC Zoning Resolution 32-644 there are no restrictions on lighting and/or illuminated signage in C6-7 Zoning District, where the aforementioned sign is located. ZR32-644 dates back to June 21st, 1973. A more recent regulation effective February 27th, 2001, Zoning Resolution Article III, Chapter 2, Surface Area and Illumination Provisions 32-64, which applies in Zoning Districts C1, C2, C3, C4, C5, C6, C7 and C8 and would include the Ameritania Hotel sign, dictates that an illuminated sign must not project or reflect on residences.

Since the 2001 Zoning Resolution supersedes the 1973 law previously cited by DOB, I urge DOB to re-inspect the area and take appropriate remedial action. Should you have any questions or would like to discuss further, please contact my district office at (212) 873-6368 and ask to speak to Caitlyn Letterii.

Sincerely,

Linda B. Rosenthal
Member of Assembly- District 67

EXHIBIT J

DOB internal email chain, November 2019: “a phone call in lieu”

DOB staff drafted a written response to Assembly Member Rosenthal's letter, escalated it internally, and decided not to send it: “We decided on a phone call in lieu of the attached draft response to her letter.” The draft response itself remains withheld under POL 87(2)(g).

Produced by DOB under FOIL appeal, May 15, 2026.

Deborah Glikin (Buildings)

From: Ophelia Phipps (Buildings) <OPhipps@buildings.nyc.gov>
Sent: Monday, May 8, 2023 1:43 PM
To: Guillermo Patino (Buildings)
Subject: FW: Illuminated Sign Letter
Attachments: AM Rosenthal 230 West 54th Street Illuminated Sign 08.02.19.doc

G,

[Please see attached.](#)

From: Patrick Wehle (Buildings) <PWehle@buildings.nyc.gov>
Sent: Wednesday, November 6, 2019 4:15 PM
To: Melanie La Rocca (Buildings) <MLaRocca@buildings.nyc.gov>; Gus (Constadino) Sirakis (Buildings) <CSirakis@buildings.nyc.gov>
Cc: Ophelia Phipps (Buildings) <OPhipps@buildings.nyc.gov>
Subject: FW: Illuminated Sign Letter

 [We decided on a phone call in lieu of the attached draft response to her letter.](#)

From: Ophelia Phipps (Buildings)
Sent: Monday, November 04, 2019 12:31 PM
To: Patrick Wehle (Buildings)
Subject: FW: Illuminated Sign Letter

Patrick,

Please see AM Rosenthal's inquiry below.

Regards,

Ophelia Phipps
Senior Liaison, Manhattan
Office of Community Engagement & Programming
Department of Buildings
City of New York
280 Broadway, 3rd floor
New York, NY 10007
Phone: 212.393.2926
Email: ophipps@buildings.nyc.gov



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From: Caitlyn Letterii [<mailto:letteriic@nyassembly.gov>]
Sent: Monday, November 04, 2019 12:30 PM
To: Ophelia Phipps (Buildings); Stephen Nuzzo (Buildings)
Subject: Re: Illuminated Sign Letter

Hello-

I am writing to follow up from the conversation the Assemblymember had with the commissioner regarding this sign and the light code. Can you provide an update from DOB on where they are in creating the standards needed to enforce the law? It has been a few months since the conversation.

Thanks,
Caitlyn

From: "Caitlyn Letterii" <letteriic@nyassembly.gov>
To: "ophipps" <OPhipps@buildings.nyc.gov>, "Stephen Nuzzo, Buildings" <SNuzzo@buildings.nyc.gov>
Sent: Tuesday, July 16, 2019 3:45:17 PM
Subject: Illuminated Sign Letter

Good Afternoon,

I am writing to share with you a letter the Assemblymember has written to the DOB regarding 205 West 54th Street, 10B.

Thanks,
Caitlyn

EXHIBIT K

Letter of Council Member Gale A. Brewer to Commissioner Tigani, May 11, 2026

Council Member Brewer's letter concerning the sign, confirmed received and circulated
within DOB by DOB's own FOIL production.

DISTRICT OFFICE
563 COLUMBUS AVENUE
NEW YORK, NY 10024
TEL: (212) 873-0282
FAX: (212) 873-0279

LEGISLATIVE OFFICE
250 BROADWAY, SUITE 1770
NEW YORK, NY 10007
TEL: (212) 788-6975
FAX: (212) 513-7717

GBrewer@council.nyc.gov



THE COUNCIL
OF
THE CITY OF NEW YORK

GALE A. BREWER

COUNCIL MEMBER, DISTRICT 6
MANHATTAN

CHAIR
GOVERNMENTAL OPERATIONS, STATE & FEDERAL
LEGISLATION

COMMITTEES
AGING
CONSUMER AND WORKER PROTECTION
CONTRACTS
CRIMINAL JUSTICE
EDUCATION
IMMIGRATION

SUB-COMMITTEES
EARLY CHILDHOOD EDUCATION
SENIOR CENTERS AND FOOD SECURITY

May 11, 2026

Ahmed Tigani
Commissioner
Department of Buildings
280 Broadway
New York, NY 10007

Dear Commissioner Tigani:

I write on behalf of the members of the West 50s Neighborhood Association who are concerned about the billboard projection screen on the Ameritania Hotel at 230 West 54th Street. The West 50s Neighborhood Association has compiled a dossier regarding this issue. It is an organized, well-documented, evidence-based document that outlines the lack of enforcement by DOB of a 793-square-foot LED advertising sign on the hotel that projects intense lights into the apartments of the adjacent residential buildings. DOB inspectors have issued violations, but the problem persists. As you can see from the enclosed material, the condition has persisted for seven years.

I write you to work with DOB staff to ensure that the law is followed and the sign in its present form is removed. The sign is not located in the Times Square area where such illumination is permitted. The quality of life for all of the neighbors is made miserable while the owner is making money from the illegal sign.

Please consider this request and advise me and the community of any further updates regarding how to address this problem. Thank you for your attention to this matter. I look forward to your response.

Sincerely,

Gale A. Brewer

Enclosure:

cc: David Achelis, President, West 50s Neighborhood Association, 211 West 56th Street,
#22E, New York, NY 10019
Jacob van Winkle, Treasurer, West 50s Neighborhood Association,
jacobnyc54@gmail.com

EXHIBIT L

DOB's five-point response of May 18, 2026, with the Association's point-by-point rebuttal

First page: the May 18, 2026, 5:04 PM email in which the office coordinating with DOB relayed, in quotation marks, DOB's five-point answer concluding no violations existed, on a thread that included CB5 staff. DOB itself put nothing in writing to the Association or to CB5; the relay is the only written form its answer has ever taken. Following pages: the Association's rebuttal of May 20, 2026, answering each of the five points from DOB's own records, with source exhibits, as transmitted to the same recipients.

To: Benjamin Lowenstein <lowensteinb@nyassembly.gov>
Cc: Alexios Marinides <marinide@nysenate.gov>

Hi Ben,

Following up on your note from the 14th. Did anything come out of the May 15 action plan meeting with your offices and CB5 that I should know about, and are there next steps where the association can be useful?

Happy to support whatever direction the offices landed on.

[Quoted text hidden]

--

[Quoted text hidden]

Benjamin Lowenstein <lowensteinb@nyassembly.gov>

Mon, May 18, 2026 at 5:04 PM

To: Jacob van Winkle <jacobnyc54@gmail.com>

Cc: Alexios Marinides <marinide@nysenate.gov>, Marisa <Marisa@cb5.org>, Isabel Ozkan Jordan <isabel@cb5.org>, Josh Hughes <josh@cb5.org>

Hi Jacob,

I have added the CB5 staff so that we can use this email chain to talk.

We spoke with DOB and asked them to look into the violations. Here is what they responded with:

- "1. The sign was installed with a permit.
2. There are no obvious problems with the plans filed for the job application.
3. OAC registration for New Tradition, the advertising company, is not expired.
4. The annual illuminated sign charges are being added to the property tax bills, and are being paid. Illuminated sign permits are not expired.
5. There's no false certification for the three ECB violations mentioned in the letter. A different sign was removed.

DOB will be asking the advertising company to turn down the brightness of the ads."

We don't expect DOB to move on removing the sign, but we will be pushing them to turn down the brightness of the sign to a level where it is not shining onto the surrounding buildings. I don't have anything at the moment for the West 50s Neighborhood Association to help out with at the moment but I will let you know if something comes up.

Best,
Ben

From: "Jacob van Winkle" <jacobnyc54@gmail.com>

To: "Benjamin Lowenstein" <lowensteinb@nyassembly.gov>

Primary-Record Response to DOB's May 18, 2026 Statement on the Ameritania Sign

Property: 230 West 54th Street, Manhattan. Identified in DOB's records as 1701 Broadway, BIN 1024839, Block 1025, Lot 44. The exhibits in this document reflect DOB's address designation.

Prepared by: Jacob van Winkle, Treasurer, West 50s Neighborhood Association (501(c)(3))

Point 1: "The sign was installed with a permit."

This is not in dispute and is not responsive to the campaign's concerns. The original 2017 installation permit for Job 122707400 has never been the issue. The issue is the expired annual operating permit, addressed in Point 4.

Point 2: "There are no obvious problems with the plans filed for the job application."

The campaign retrieved the plans on May 19, 2026 via DOB NOW Records Request REC-0314785 from the Manhattan Borough Records Room. Three problems are visible on the face of the approved plans.

(a) The plans cite the wrong illumination statute.

Sheet T-100.00 Project Zoning Information section is headed "32-64 SURFACE AREA AND ILLUMINATED PROVISIONS" but the compliance line beneath it states "ILLUMINATION PROVISIONS COMPLIES WITH Z.R. 32-644." §32-644 is the 1973 statute. §32-64 is the 2001 statute Assembly Member Linda Rosenthal's June 11, 2019 letter to Commissioner La Rocca identified as controlling for residential illumination. The plans' compliance reasoning is anchored to the statute Rosenthal corrected.

(b) The plans address the wrong building.

Sheet T-100.00 states verbatim: "THE SIGN WILL NOT REFLECT INTO RESIDENCES, LOFT DWELLINGS OR ARTIST LIVING/WORKING QUARTERS. BUILDING IS A TRANSIENT HOTEL & NOT CONSIDERED A RESIDENCE, LOFT DWELLING, OR ARTIST LIVING/WORKING QUARTERS." The representation treats the host hotel as the relevant residence for the analysis. Under §32-64 the protected residences are the neighboring buildings on West 54th, West 55th, and West 56th Streets, not the host structure.

(c) The permit was approved for DIRECT illumination only.

The Plan Work Form 1 dated March 15, 2017 (PW1 scan code ESHS0238532), Section 23A, designates the illumination type as DIRECT. DOB approved the application as filed.

DOB's "no obvious problems" representation cannot be sustained against the face of the plans themselves.

PROJECT ZONING INFORMATION:

LOCATION: 1701 BROADWAY AKA 230 WEST 54TH STREET
COMMUNITY BOARD: 105
BOROUGH: MANHATTAN 10019
FIRE INDEX: 1 (AS PER TABLE 3-1)
MAP#: 8c
USE GROUP: 5
ZONING DISTRICT: C6-7 MIDTOWN
OCCUPANCY GROUP: R-1
BLOCK: 1025
LOT: 44
LOT AREA: 9,150 SF

32-64 SURFACE AREA AND ILLUMINATED PROVISIONS

SURFACE AREA COMPLIES WITH Z.R. 32-644

ILLUMINATION PROVISIONS COMPLIES WITH Z.R. 32-644. THE SIGN WILL NOT REFLECT INTO RESIDENCES, LOFT DWELLINGS OR ARTIST LIVING/WORKING QUARTERS.

BUILDING IS A TRANSIENT HOTEL & NOT CONSIDERED A RESIDENCE, LOFT DWELLING, OR ARTIST LIVING/WORKING QUARTERS

32-644 ILLUMINATED SIGNS

C6-7 - NO RESTRICTION TO SIZE
PROPOSED SIZE OF SIGN = 50'-4" x 15'-9" = 793 SF

32-651 PERMITTED PROJECTION IN C6-7

SIGN NO TO PROJECT MORE THAN 8'-0" BEYOND A STREET LINE.
PROPOSED PROJECTION BEYOND PROPERTY LINE = 7'-9"

32-655 HEIGHT OF SIGNS IN ALL OTHER COMMERCIAL DISTRICTS

C6-7 - NO RESTRICTION ON HEIGHT.

32-662 ADDITIONAL REGULATIONS FOR ADVERTISING SIGNS

PROPOSED SIGN IS NOT WITHIN 200 FEET OF AN ARTERIAL HIGHWAY OR PARK.

SPECIAL INSPECTIONS

PROGRESS INSPECTIONS

1 FINAL

ENERGY INSPECTIONS

NOTES

- 1 NO CHANGE OF USE, EGRESS BULK OR OCCUPANCY UNDER THIS APPLICATION
- 2 STRUCTURAL APPLICATION TO BE FILED UNDER SEPARATE DOB APP.
- 3 STUB APPLICATION TO BE FILED UNDER SEPARATE DOB APP.
- 4 SHED & SCAFFOLD TO BE FILED UNDER SEPARATE DOB APP.
- 5 ELECTRICAL WORK TO BE FILED UNDER DOB APP #Z159339

DRAWING LIST

T-001.00 SIGN SHEET

SCOPE OF WORK

PROPOSED ILLUMINATED ADVERTISEMENT SIGN ON BUILDING FACADE

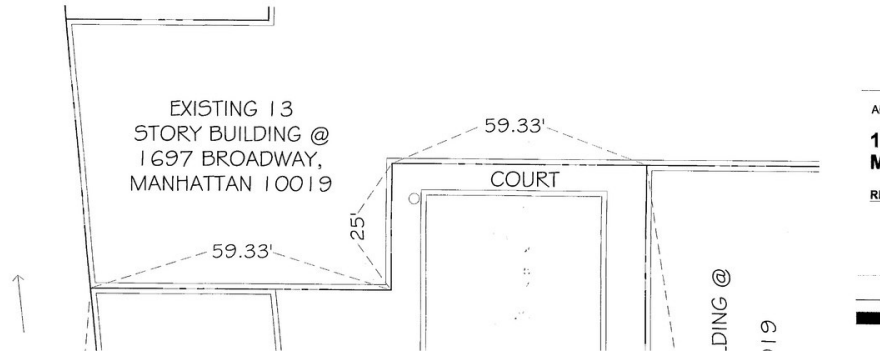


Exhibit A: Sheet T-100.00 Project Zoning Information section, Job 122707400, stamped Acceptable for Permit March 22, 2017, retrieved May 19, 2026 via DOB NOW Records Request REC-0314785.

Point 3: "OAC registration for New Tradition is not expired."

Three things from DOB's own records contradict this framing.

(a) DOB classified the January 2025 renewal as a Late Renewal of a 13-month operating lapse

New Tradition's prior OAC #1111 expired December 7, 2023. It was not renewed until January 8, 2025. DOB's own BIS receipt classifies the transaction verbatim as "OAC REGISTRATION FEE LATE RENEWAL."

1/8/25, 10:54 AM Rocket TE Web Edition

NEW YORK CITY
DEPARTMENT OF BUILDINGS
*** R E C E I P T ***

BISP0608
BISM0608

=====

TOTAL PAYMENT RECEIVED: \$*****1,500.00 DATE: 01/08/2025 TIME: 10:53 AM

OAC FEE FOR: NEW TRADITION OUTDOOR LLC
OAC CLIENT NUMBER: OAC1111

INVOICE TYPE OF TRANSACTION FEE PAY TYPE
62428447 OAC REGISTRATION FEE LATE RENEWAL 1,500.00 6593 CHK

=====

RECEIVED FROM: CENTRAL ACCOUNTING OPER ID: CLR STATION: 08
05111 000600 00200 GL

=====

about:blank 1/1

Exhibit B: BIS receipt classifying renewal as "OAC REGISTRATION FEE LATE RENEWAL," January 8, 2025

(b) DOB's own renewal letter limits the defense

The renewal letter contains the clauses "This registration is not transferable" and "Issuance of this registration number shall not be deemed to constitute permission or authorization to maintain a sign which is otherwise illegal pursuant to any provision of law, nor shall such issuance of this registration number constitute a defense in an action or proceeding with respect to such unlawful sign." Signed by Daniel Lin, Esq., Director, Sign Enforcement Unit.



James S. Oddo
Commissioner

Daniel Lin, Esq.
Director
danlin@buildings.nyc.gov

Sign Enforcement Unit
280 Broadway ~ 5th Fl
New York, NY 10007
Signinfo@buildings.nyc.gov
Tel: (212) 393-2622

Notice of Active Registration

January 8, 2025

Mr. Bret Richheimer
New Tradition Outdoor LLC
200 Park Avenue South, 2nd Fl.
New York, New York 10003

Re: OAC Renewal Registration: OAC #1111
Registration Effective Date: January 8, 2025
Registration Expiration Date: January 8, 2027

Dear Mr. Richheimer,

Your application for renewal registration along with your check for \$2,625 was received on December 8, 2024. Your application has been approved. Please use your OAC Registration Number on all future correspondence.

The terms and conditions of your registration are as follows:

- Your registration number is valid for two years from the effective date. It must be renewed biennially. Your registration renewal must be filed no sooner than ninety (90) days or later than sixty (60) days prior to the expiration of the current term of registration.
- You must notify the Department within thirty (30) days of any material changes to your application as submitted. There is a charge of \$25.00 per material change.
- Issuance of this registration number shall not be deemed to constitute permission or authorization to maintain a sign which is otherwise illegal pursuant to any provision of law, nor shall such issuance of this registration number constitute a defense in an action or proceeding with respect to such unlawful sign.
- This registration is not transferable.

Please direct all inquiries to the Sign Enforcement Unit at the contact information above.

Sincerely,

Daniel Lin, Esq.
Sign Enforcement Unit

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Exhibit C: OAC #1111 Notice of Active Registration, January 8, 2025

(c) BTO Nitro Buyer LLC became the recorded transferee of this parcel in 2023 and has never registered with DOB

BTO Nitro Buyer LLC (a Blackstone Tactical Opportunities subsidiary) became the recorded transferee of Block 1025, Lot 44 on June 8, 2023, via the transaction recorded at CRFN 2024000230113, as part of an approximately thirty-parcel transfer totaling \$3,664,558.60. DOB confirmed in writing on May 6, 2026, verbatim, that no BTO Nitro registration documents exist.

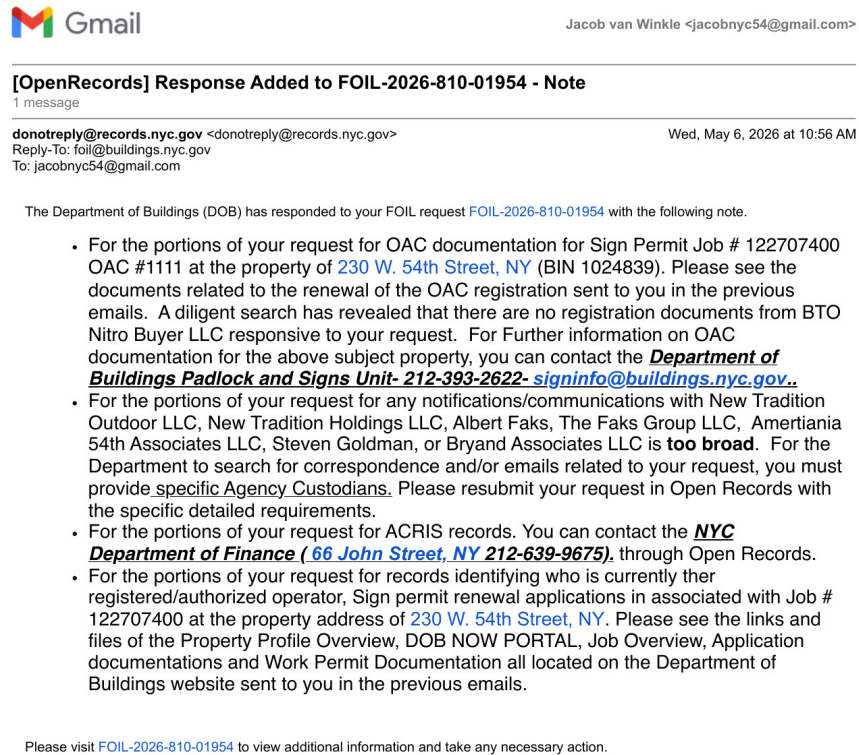


Exhibit D: DOB's written admission that BTO Nitro has no OAC registration

HELP

[Click help for additional instructions]
Selecting a help option will open new window

Detailed Document Information

Current Search Criteria:

City Register File Number: 2024000230113

DOCUMENT ID:	2024090300511001	CRFN:	2024000230113	COLLATERAL:	N/A
# of PAGES:	4	REEL-PAGE:	N/A-N/A	EXPIRATION DATE:	N/A
DOC. TYPE:	NYC REAL PROPERTY TRANSFER TAX	FILE NUMBER:	N/A	ASSESSMENT DATE:	N/A
DOC. DATE:	6/8/2023	RECORDED / FILED:	9/4/2024 5:02:40 PM	SLID #:	N/A
DOC. AMOUNT:	\$3,664,558.60	BOROUGH:	MANHATTAN	MAP SEQUENCE #:	N/A
% TRANSFERRED:	100%	RPTT #:	N/A		
MESSAGE:	N/A				

PARTY 1

NAME	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP	COUNTRY
MEMBERS OF NEW TRADITION HOLDINGS LLC	588 BROADWAY, STE 905		NEW YORK	NY	10012	US

PARTY 2

NAME	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP	COUNTRY
BTO NITRO BUYER LLC	345 PARK AVENUE		NEW YORK	NY	10154	US

PARTY 3/Other

NAME	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP	COUNTRY

PARCELS

BOROUGH	BLOCK	LOT	PARTIAL	PROPERTY TYPE	EASEMENT	AIR RIGHTS	SUBTERRANEAN RIGHTS	PROPERTY ADDRESS	UNIT	REMARKS
BRONX	2575	50	PARTIAL LOT	COMMERCIAL REAL ESTATE	N	N	N	307 SOUTHERN BOULEVARD		
BROOKLYN / KINGS	2279	30	PARTIAL LOT	COMMERCIAL REAL ESTATE	N	N	N	12 BERRY STREET		
BROOKLYN / KINGS	2642	1	PARTIAL LOT	COMMERCIAL REAL ESTATE	N	N	N	16 NORMAN AVENUE		
MANHATTAN / NEW YORK	694	47	PARTIAL LOT	COMMERCIAL REAL ESTATE	N	N	N	534 WEST 23RD STREET		
MANHATTAN / NEW YORK	580	22	PARTIAL LOT	COMMERCIAL REAL ESTATE	N	N	N	151 VARICK STREET		
MANHATTAN / NEW YORK	579	30	PARTIAL LOT	COMMERCIAL REAL ESTATE	N	N	N	131 VARICK STREET		
MANHATTAN / NEW YORK	233	26	PARTIAL LOT	COMMERCIAL REAL ESTATE	N	N	N	148 LAFAYETTE STREET		
MANHATTAN / NEW YORK	510	33	PARTIAL LOT	COMMERCIAL REAL ESTATE	N	N	N	281 LAFAYETTE STREET		
MANHATTAN / NEW YORK	476	62	PARTIAL LOT	COMMERCIAL REAL ESTATE	N	N	N	40 THOMPSON STREET		
MANHATTAN / NEW YORK	197	21	PARTIAL LOT	COMMERCIAL REAL ESTATE	N	N	N	248 CANAL STREET		
MANHATTAN / NEW YORK	1951	22	PARTIAL LOT	COMMERCIAL REAL ESTATE	N	N	N	280 ST NICHOLAS AVENUE		
BROOKLYN / KINGS	3010	24	PARTIAL LOT	COMMERCIAL REAL ESTATE	N	N	N	147 THAMES STREET		
BROOKLYN / KINGS	2390	1	PARTIAL LOT	COMMERCIAL REAL ESTATE	N	N	N	267 KENT AVENUE		
BROOKLYN / KINGS	448	10	PARTIAL LOT	1-3 FAMILY WITH STORE / OFFICE	N	N	N	271 3 AVENUE		
BROOKLYN / KINGS	483	1	PARTIAL LOT	COMMERCIAL REAL ESTATE	N	N	N	381 HAMILTON AVENUE		
MANHATTAN / NEW YORK	788	1	PARTIAL LOT	COMMERCIAL REAL ESTATE	N	N	N	570 8 AVENUE		
MANHATTAN / NEW YORK	1025	44	PARTIAL LOT	COMMERCIAL REAL ESTATE	N	N	N	1701 BROADWAY		
MANHATTAN / NEW YORK	995	1	PARTIAL LOT	COMMERCIAL REAL ESTATE	N	N	N	1475 BROADWAY		
MANHATTAN / NEW YORK	594	32	PARTIAL LOT	COMMERCIAL REAL ESTATE	N	N	N	511 GREENWICH STREET		
MANHATTAN / NEW YORK	1435	30	PARTIAL LOT	APARTMENT BUILDING	N	N	N	1111 1 AVENUE		

Exhibit E: ACRIS NYC Real Property Transfer Tax document, doc date June 8, 2023, recorded September 4, 2024. Approximately thirty parcels including Block 1025, Lot 44 (1701 Broadway), \$3,664,558.60 total.

Point 4: "Annual illuminated sign charges are being added to property tax bills and are being paid. Illuminated sign permits are not expired."

DOB's own BIS database contradicts the second half of this statement. The BIS Illuminated Sign Query for this property shows Annual Permit Number 15726, Permit Code MAILRETURN, Expires 06/30/2022, Last Permit Issued 07/01/2021. MAILRETURN is DOB's internal code for a renewal bill that was returned undeliverable. A line item on a tax bill is not the same as a current annual sign permit.



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NYC Department of Buildings
Illuminated Sign Query

Premises: 1701 BROADWAY MANHATTANBIN: 1024839Block: 1025Lot: 44

BIS Job Number: 122707400

Address: 1701 BROADWAY

Sign Wording: CHANGEABLE COPY

Illumination: DIRECT

Square Footage: 793

Last Billed On: 03/06/2025

Billing Code: MARCH

Permit Code: MAILRETURN

Comment:

Added On: 07/18/2018

Zip: 10019

Amount Due: \$594.75

Last Bill Amount: \$594.75

Last Permit Issued: 07/01/2021

Annual Permit Number: 15726

Last Modified: 08/23/2021

BBL Seq No: 0013

BIN No: 1024839

Expires: 06/30/2022

Owner Data:

Last Name: GOLDMAN

Business: AMERITANIA HOTEL

First Name: STEVEN

[Billing History](#)

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.

Exhibit F: BIS field shows Expires 06/30/2022 and Permit Code MAILRETURN

Point 5: "No false certification for the three ECB violations. A different sign was removed."

The three 2017 ECB violations 35295204K, 35295205M, and 35295206Y ordered "Remove illegal sign" and describe a 793 sq ft window-covering Daily Mail TV sign operated by an outdoor advertising company at this BIN. That description matches the sign operating at this property today. The only other sign record at this property (BIS Sequence 0011, "HOTEL BRYANT," 245 sq ft hotel branding) does not match. The substantive content of the Certificates of Correction accepted by DOB on June 5, 2019 has never been produced. The campaign has filed FOIL-2026-810-02752 to obtain that cert text. Pending production, DOB's "a different sign was removed" characterization is not supported by any record DOB has produced. The three BIS ECB case files follow as Exhibits G, H, and I.

ECB 35295204K

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

NYC Department of Buildings
OATH/ECB Violation Details

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

Premises: 1701 BROADWAY MANHATTAN
BIN: 1024839 Block: 1025 Lot: 44

Filed At: 1701 BROADWAY , MANHATTAN , NY 10019
Community Board: 105

OATH/ECB Violation Summary
OATH/ECB Violation Number: 35295204K
[View Image of Summons/Notice at OATH](#)
Severity: CLASS - 1
Penalty Balance Due: \$0.00

VIOLATION RESOLVED
Certification Status: CERTIFICATE ACCEPTED
Hearing Status: IN VIOLATION

Respondent Information
Name: BRYANT ASSOCIATES
Mailing Address: 224 WEST 49 STREET , NEW YORK , NY 10019

Violation Details
Violation Date: 10/14/2017
Served Date: 02/01/2018
Violation Type: SIGNS
Inspection Unit: SPECIAL OPERATIONS

Infraction Codes	Section of Law	Standard Description
162	28-502.6	MISC SIGN VIOL'N BY OUTDOOR AD CO OF TIT.27;TIT.28;OR BC
160	28-105.1	OUTDOOR AD CO SIGN ON DISPLAY STRUCTURE WITHOUT A PERMIT

Specific Violation Condition(s) and Remedy:
OUTDOOR ADVERTISING COMPANY.SIGN ON DISPLAY W/O PERMIT.(DAILY MAIL TV)REM:REMOVE ILLEGAL SIGN
Issuing Inspector ID: 2727
Issued as Aggravated Level: NO

DOB Violation Number:
101417SGSPOBA12

Dept. of Buildings Compliance History and Events
Certification Status: CERTIFICATE ACCEPTED
Certification Submission Date: 06/05/2019
Compliance On: 06/05/2019
Certification Disapproval Date: 08/02/2018
A Certificate of Correction must be submitted to the Administrative Enforcement Unit (AEU) for all violations. A violation that is not dismissed by OATH/ECB will continue to remain ACTIVE or "open" on DOB records until acceptable proof is submitted to the AEU, even if you have paid the penalty imposed by OATH/ECB.

OATH/ECB Hearing Information
Scheduled Hearing Date/Time: 06/07/2018 8:30
Hearing Status: IN VIOLATION

OATH/ECB Penalty Information
Penalty Imposed: \$5,000.00
Adjustments: \$20.96
Penalty Balance Due: \$0.00
Amount Paid: \$5,020.96
Court Docket Date: 09/30/2018

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.

Exhibit G: BIS ECB case file for 35295204K. Premises 1701 Broadway. "OUTDOOR ADVERTISING COMPANY. SIGN ON DISPLAY W/O PERMIT. (DAILY MAIL TV) REM: REMOVE ILLEGAL SIGN."

ECB 35295205M



NYC Department of Buildings
OATH/ECB Violation Details

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

Premises: 1701 BROADWAY MANHATTAN
BIN: 1024839 Block: 1025 Lot: 44

Filed At: 1701 BROADWAY , MANHATTAN , NY 10019
Community Board: 105

OATH/ECB Violation Summary
OATH/ECB Violation Number: 35295205M
[View Image of Summons/Notice at OATH](#)
Severity: CLASS - 1
Penalty Balance Due: \$0.00

VIOLATION RESOLVED
Certification Status: CERTIFICATE ACCEPTED
Hearing Status: IN VIOLATION

Respondent Information
Name: BRYANT ASSOCIATES
Mailing Address: 224 WEST 49 STREET , NEW YORK , NY 10019

Violation Details
Violation Date: 10/14/2017
Served Date: 02/01/2018
Violation Type: SIGNS
Inspection Unit: SPECIAL OPERATIONS

Infraction Codes	Section of Law	Standard Description
162	28-502.6	MISC SIGN VIOL'N BY OUTDOOR AD CO OF TIT.27;TIT.28;OR BC

Specific Violation Condition(s) and Remedy:
OUTDOOR ADVERTISING COMPANY SIGN COVERING OVER WINDOWS,NOT BLOCKED BYWALL STRUCTURE OR PROJECTING SIGN STRUCTURE(DAILY MAIL TY)REM:REMOVE ILLEGAL SIGN.

Issuing Inspector ID: 2727
Issued as Aggravated Level: NO

DOB Violation Number:
101417SGSPOBA11

Dept. of Buildings Compliance History and Events
Certification Status: CERTIFICATE ACCEPTED
Certification Submission Date: 06/05/2019
Compliance On: 06/05/2019
Certification Disapproval Date: 08/02/2018

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

OATH/ECB Hearing Information
Scheduled Hearing Date/Time: 06/07/2018 8:30
Hearing Status: IN VIOLATION

OATH/ECB Penalty Information
Penalty Imposed: \$5,000.00
Adjustments: \$20.96
Penalty Balance Due: \$0.00
Amount Paid: \$5,020.96
Court Docket Date: 09/30/2018

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.

Exhibit H: BIS ECB case file for 35295205M. Premises 1701 Broadway. "OUTDOOR ADVERTISING COMPANY SIGN COVERING OVER WINDOWS, NOT BLOCKED BY WALL STRUCTURE OR PROJECTING SIGN STRUCTURE (DAILY MAIL TV) REM: REMOVE ILLEGAL SIGN."

ECB 35295206Y



NYC Department of Buildings
OATH/ECB Violation Details

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

Premises: 1701 BROADWAY MANHATTAN
BIN: 1024839 Block: 1025 Lot: 44

Filed At: 1701 BROADWAY , MANHATTAN , NY 10019
Community Board: 105

OATH/ECB Violation Summary

OATH/ECB Violation Number: 35295206Y

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

Severity: CLASS - 1

Penalty Balance Due: \$0.00

Certification Status: CERTIFICATE ACCEPTED

Hearing Status: IN VIOLATION

VIOLATION RESOLVED

Respondent Information

Name: BRYANT ASSOCIATES

Mailing Address: 224 WEST 49 STREET , NEW YORK , NY 10019

Violation Details

Violation Date: 10/14/2017

Served Date: 02/01/2018

Violation Type: SIGNS

Inspection Unit: SPECIAL OPERATIONS

Infraction Codes	Section of Law	Standard Description
162	28-502.6	MISC SIGN VIOL'N BY OUTDOOR AD CO OF TIT.27;TIT.28;OR BC

Specific Violation Condition(s) and Remedy:
PROPERTY OWNER ACTING AS OUTDOOR ADVERTISING COMPANY.FAILURE TO OBTAIN REGISTRATION # WHILE ENGAGING IN THE OUTDOOR ADVERTISING BUSINESS(DAILY MAIL TV)REM.REMOVE ILLEGAL SIGN

Issuing Inspector ID: 2727

Issued as Aggravated Level: NO

DOB Violation Number: 101417SGSPOBA13

Dept. of Buildings Compliance History and Events

Certification Status: CERTIFICATE ACCEPTED

Certification Submission Date: 06/05/2019

Compliance On: 06/05/2019

Certification Disapproval Date: 08/02/2018

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

OATH/ECB Hearing Information

Scheduled Hearing Date/Time: 06/07/2018 8:30

Hearing Status: IN VIOLATION

OATH/ECB Penalty Information

Penalty Imposed: \$5,000.00

Adjustments: \$20.96

Penalty Balance Due: \$0.00

Amount Paid: \$5,020.96

Court Docket Date: 09/30/2018

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.

Exhibit I: BIS ECB case file for 35295206Y. Premises 1701 Broadway. "PROPERTY OWNER ACTING AS OUTDOOR ADVERTISING COMPANY. FAILURE TO OBTAIN REGISTRATION # WHILE ENGAGING IN THE OUTDOOR ADVERTISING BUSINESS (DAILY MAIL TV) REM: REMOVE ILLEGAL SIGN."

Closing

Where DOB has produced its records (Points 2, 3, and 4), those records contradict DOB's own May 18 characterizations. Where DOB has not produced records (Point 5, the Certificates of Correction text), the campaign has filed a specific request to obtain them. This is consistent with DOB's documented internal handling of Assembly Member Rosenthal's 2019 wrong-statute correction, in which DOB drafted a written response and decided, in writing, to handle the matter by phone call rather than send it, shown in Exhibit J.

Deborah Glikin (Buildings)

From: Ophelia Phipps (Buildings) <OPhipps@buildings.nyc.gov>
Sent: Monday, May 8, 2023 1:43 PM
To: Guillermo Patino (Buildings)
Subject: FW: Illuminated Sign Letter
Attachments: AM Rosenthal 230 West 54th Street Illuminated Sign 08.02.19.doc

G,

[Please see attached.](#)

From: Patrick Wehle (Buildings) <PWehle@buildings.nyc.gov>
Sent: Wednesday, November 6, 2019 4:15 PM
To: Melanie La Rocca (Buildings) <MLaRocca@buildings.nyc.gov>; Gus (Constadino) Sirakis (Buildings) <CSirakis@buildings.nyc.gov>
Cc: Ophelia Phipps (Buildings) <OPhipps@buildings.nyc.gov>
Subject: FW: Illuminated Sign Letter

 We decided on a phone call in lieu of the attached draft response to her letter.

From: Ophelia Phipps (Buildings)
Sent: Monday, November 04, 2019 12:31 PM
To: Patrick Wehle (Buildings)
Subject: FW: Illuminated Sign Letter

Patrick,

Please see AM Rosenthal's inquiry below.

Regards,

Ophelia Phipps
Senior Liaison, Manhattan
Office of Community Engagement & Programming
Department of Buildings
City of New York
280 Broadway, 3rd floor
New York, NY 10007
Phone: 212.393.2926
Email: ophipps@buildings.nyc.gov



build safe | live safe

Exhibit J: DOB internal email chain, produced via FOIL-2026-810-01904 appeal granted May 15, 2026

All exhibits are PDFs in the campaign's possession and available on request.

Contact: Jacob van Winkle, jacobnyc54@gmail.com, (212) 518-3162

EXHIBIT M

DOB email exchange on sign brightness, May 14 to 27, 2026

Produced by DOB on September 2, 2026, in response to a FOIL appeal determination. The exchange between Daniel Lin, Director of DOB's Sign/Padlock Unit, and the advertising company contains the sign's dimming schedule and the company's offer of 12.5 percent brightness at 8 PM and 7.5 percent at 10 PM. The Director writes that when he saw the sign after 10:00 PM “it was still very bright,” that the sign's flashing is “just a paperwork issue” to be addressed in revised job plans, and that “No one responded to the intent to revoke letters.”

No enforceable standard, signature, compliance verification, or enforcement mechanism appears anywhere in the exchange.

From: Bret Richheimer <bret@newtradition.com>
Sent: Wednesday, May 27, 2026 12:38 PM
To: Daniel Lin (Buildings)
Cc: Albert Faks
Subject: Re: [EXTERNAL] Re: Audits

Yes we can adjust the brightness earlier in the winter. Secondly, the brightness has already been dimmed.

On Wed, May 27, 2026 at 11:37 AM Daniel Lin (Buildings) <danlin@buildings.nyc.gov> wrote:

Thanks very much. Has this change started already?

In the winter, when it's dark by 5:00pm can you consider also decreasing the brightness for the 5pm to 8pm time slot?

From: Bret Richheimer <bret@newtradition.com>
Sent: Tuesday, May 26, 2026 2:14 PM
To: Daniel Lin (Buildings) <danlin@buildings.nyc.gov>
Cc: Albert Faks <afaks@finance36.com>
Subject: Re: [EXTERNAL] Re: Audits

Hi Daniel,

Apologies for the delayed response. We will adjust the brightness down to 12.5% at 8pm and 7.5% at 10pm. Hopefully this helps.

Regards,

Bret

On Wed, May 20, 2026 at 4:56 PM Daniel Lin (Buildings) <danlin@buildings.nyc.gov> wrote:

I understand the job plans will be revised and resubmitted. That's just a paperwork issue and you're going to have an opportunity to address the flashing issue in the job plans.

On the nuisance issue can you give me something concrete I can offer the residents?

Can the brightness be further decreased after 8pm and 10pm? There's not problem in the daytime, but when I saw the sign after 10:00pm it was still very bright.

- IT'S CURRENTLY SET AT 60% BRIGHTNESS UNTIL 5PM, WE CAN ADJUST IT TO BE BRIGHTER / MORE DIM AT PARTICULAR HOURS AND THE CURRENT SCHEDULE IS:

- 5am, 20% Brightness
- 7AM, 40% Brightness
- 9AM, 60% Brightness

- 5PM, 30% Brightness
- 8PM, 15% Brightness
- 10PM, 10% Brightness

From: Albert Faks <afaks@finance36.com>
Sent: Monday, May 18, 2026 11:38 AM
To: Daniel Lin (Buildings) <danlin@buildings.nyc.gov>
Cc: Bret Richheimer <bret@newtradition.com>
Subject: [EXTERNAL] Re: Audits

CAUTION! EXTERNAL SENDER. Never click on links or open attachments if sender is unknown, and never provide user ID or password. If **suspicious**, report this email by hitting the **Phish Alert Button**. If the button is unavailable or you are on a mobile device, forward as an attachment to phish@oti.nyc.gov.

Hi Daniel,

I hope all is well - I would like to let you know that DOB Applications M00722445 & M00708436 have been re-submitted to SET.

We are currently working on M08030129 and should have it resubmitted today or tomorrow.

Thank you!

From: Daniel Lin (Buildings) <danlin@buildings.nyc.gov>
Sent: Thursday, May 14, 2026 2:22 PM
To: Albert Faks <afaks@finance36.com>
Cc: Bret Richheimer <bret@newtradition.com>
Subject: FW: Audits

Mr. Faks,

Attached please find three Special Enforcement Team (SET) audits opened in 2024 related to the Ameritania sign. No one responded to the intent to revoke letters.

This is out of my area but my understanding is the permits can be revoked if there's no response. Please have a design professional review the objections and respond directly to SET.

Daniel Lin

Director of the Sign/Padlock Unit

NYC Department of Buildings

danlin@buildings.nyc.gov

(917) 364-0138