NYC Buildings

James Oddo
Commissioner

Chintan Desai
Deputy Borough Commissioner

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New York, NY 10007

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May 07, 2024

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

OLUSOJI R. OJEYEMI (Applicant)
ARCTONE GROUP INC. - ARCHITECTS
125 EAST MAIN STREET, KINGS PARK, NY 117546033

RE: INTENT TO REVOKE APPROVAL(S) AND PERMIT(S)
1701 BROADWAY
Block: 01025 Lot: 00044
Application #: M00708436-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		
M00708436	**STD SG**	**Proposed Enlargement Of Existing LED Advertisement Sign that was previously filed under DOB Application 122707400. No Change to Use, Occupancy or Egress**		
location		applicant	block	lot
230 WEST 54 STREET MANHATTAN (AKA 1701 Broadway)		**OLUSOJI R OJEYEMI RA 023388**	**105**	**44**
auditor's name	**Neil Adler, PE**	e-mail	**neadler@buildings.nyc.gov**	
disapproved on	**05/01/24**	with the following objections		

item no.	section of code	objections	date resolved	comments
1.	ZR 32-64	The illuminated sign projects or reflect on residences of premise and the premise on the opposite side of street at 229 West 54th Street (AKA 1717 Broadway). Each are hotels defined as a multiple dwelling. This is contrary to ZR 32-64.		
2.	MDL 30 (5)	Plans indicate windows of the hotel rooms to be closed. Sign and structure obstruct windows. No multiple dwelling shall be so altered as to diminish the light or ventilation of any room or public hall or stairs in any way not approved by the department		
3.	BC H103.1 Location restrictions	Plans indicate windows of the hotel rooms to be closed. Sign and structure obstruct windows. A sign shall not be placed in such manner as to interfere with any opening required for natural light or natural ventilation		
4.	ZR 32-651	Verify no permitted sign shall project across a street line more than eight feet In C6-7 - GENERAL CENTRAL COMMERCIAL DISTRICT.		
5.	H112.6	Projecting signs shall be limited in thickness as provided for in Table H112.6.		
6.	AC §28-501.5	This chapter shall not be construed to grant the right to place or maintain a sign on any building or premises where the placement or maintenance of such sign would otherwise be prohibited pursuant to the zoning resolution, the administrative code or any other provision of law. No permit for a sign issued hereunder shall be deemed to constitute permission or authorization to maintain a sign which is unlawful pursuant to any other provisions of law nor shall any permit issued hereunder constitute a defense in an action or proceeding with respect to such an unlawful sign.		
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.				

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M00708436	**STD SG**	**Proposed Enlargement Of Existing LED Advertisement Sign that was previously filed under DOB Application 122707400. No Change to Use, Occupancy or Egress**

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**