DOB record. Email chain between the Department of Buildings Special Enforcement Team and the applicant's representative on DOB job M08030129 (1701 Broadway / 230 West 54th Street), May 9, 2024 to December 3, 2025, as produced by DOB on FOIL appeal 2026-810-03848, September 17, 2026. Produced as a single .eml; printed to PDF without alteration. Newest message first.
Top message: From Albert Faks. Sent Wednesday, December 3, 2025, 12:09 PM. To Neil Adler (Buildings). Subject: [EXTERNAL] Re: SET Response for 230 West 54 Street _ Appointment Request _ M08030129.

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Hi Neil,

I hope all is well and you had a happy thanksgiving.

I am picking up where we left off and getting a 7th floor plan for the existing apartment to resolve the South Facing Sign Audit.

Thank you and apologies for the delay,

Albert I Faks RA, AIA
The Faks Group LLC
1235A McDonald Avenue
Brooklyn NY 11230
T: 917.560.4774
F: 718.998.6598

On Tue, May 14, 2024 at 11:29 AM Albert Faks <faks.albert@gmail.com> wrote:

> Good morning Neil,
>
> We received the response and will be reviewing and getting back to you soon, as we are working on responses to the two other audits related to the signage.
>
> Thank you very much and have a great day,
>
> Albert Faks RA, NCARB

On Tue, May 14, 2024 at 10:37 AM Neil Adler (Buildings) <neadler@buildings.nyc.gov> wrote:

> > Good Morning
> >
> > SET has reviewed the applicant'ts response and finds it incomplete in lacking the information for the location of the apartment listed on the 7th floor on the attached Certifiecate of Occupancy for the premise. This application is for the South Facing LED Advertisement Sign. Please revise and resubmit.
> >
> > Sincerely,
> > **Neil G. Adler, PE, LEED AP**
> > **Chief Plan Examiner**
> > **New York City Department of Buildings**
> > **Special Enforcement Team**
> > **neadler@buildings.nyc.gov**

build safe|live safe

From: Albert Faks <faks.albert@gmail.com>
Sent: Thursday, May 9, 2024 5:18 PM
To: Neil Adler (Buildings) <neadler@buildings.nyc.gov>; Pahola Dominguez (Buildings) <PDominguez@buildings.nyc.gov>
Cc: Soji Ojeyemi <arctonearchitects@gmail.com>; Bamikole Ojeyemi <bamojeyemi@gmail.com>
Subject: [EXTERNAL] 230 West 54 Street _ Appointment Request _ M08030129

Some people who received this message don't often get email from faks.albert@gmail.com. Learn why this is important

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Dear Pahola & Neil,

I trust this message finds you well, I would like to schedule an appointment to have the Audit for the above mentioned application reviewed.

Attached, please find Ai-1 and three accompanying documents, which comprise our response to the Audit Objections issued on May 6th, along with a detailed explanation provided below:

The audit has identified two open objections:

Objection #1: "As per ZR 32-64, no illuminated sign shall have illumination that projects or reflects on residences to interfere with their reasonable use and enjoyment. Premises is a hotel defined as a Multiple Dwelling."

Response: ZR 32-64 explicitly pertains to ***#residences#***, a term with a specific definition (as defined in ZR 12-10) that excludes transient hotels. Kindly see attached marked-up printouts of ZR 32-64 and ZR 12-10, it's apparent that ZR 32-64 applies solely to ***#residences#***, not transient hotels, as clarified by ZR 12-10. Therefore, this portion of ZR 32-64 does not apply to our proposed sign. We are prepared to update the drawings to reinforce this clarification if necessary. (Kindly note that although the building is a M.D. it is not considered a ***#residence#*** for zoning purposes)

Objection #2: "Verify in C6-7 no permitted sign shall project across a street line more than eight feet."

Response: The proposed sign projection is 7’-9”, as indicated on the Zoning Analysis and the Partial plan.

Please inform us if further clarification or adjustments are required.

Attachment #1: ZR printout of ZR 32-64. Attachment #2: ZR printout of ZR 12-10. Attachment #3: Annotated approved plans.

Additionally, if you prefer to discuss this matter via a virtual or in-person meeting, We are available to schedule an appointment at your convenience.

Respectfully submitted,

Albert Faks RA, NCARB