DOB record. Email chain between the Department of Buildings Special Enforcement Team and the applicant's representative on DOB job M00708436 (1701 Broadway / 230 West 54th Street), May 23, 2024 to August 11, 2026, 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; the May 28 and June 3, 2024 messages are near the end.
Top message: From Neil Adler (Buildings), Chief Plan Examiner, Special Enforcement Team. Sent Tuesday, August 11, 2026, 3:17 PM. To Albert Faks. Subject: Re: [EXTERNAL] Re: SET Response to Applicant's Resubmission for Audit Premise 230 W 54 Street _ Audit Response _ M00708436.

Good Afternoon

SET accepted the audit in DOB NOW. SET has no further action.
What is the status for M08030129 the south sign?

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
Sent: Thursday, August 6, 2026 10:27 AM
To: Neil Adler (Buildings)
Cc: ARCTONEARCHITECTS@GMAIL.COM ; Pahola Dominguez (Buildings) ; Stephan Clarke (Buildings) ; Daniel Lin (Buildings)
Subject: Re: [EXTERNAL] Re: SET Response to Applicant's Resubmission for Audit Premise 230 W 54 Street _ Audit Response _ M00708436
Hi Neil,

I would like to let you know the PAA has been approved for this application and the Sign is now shown as Flashing (See Below). If this is OK i would like to proceed with the LOC process for this application. I am working on closing out the 2 old BIS jobs and should have that completed soon.

Thank you!

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

On Mon, Jul 20, 2026 at 12:48 PM Albert Faks <faks.albert@gmail.com> wrote:

> Dear Wenemi,

Would you like to resubmit this PAA for approval?

Thank you!

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

On Wed, Jul 15, 2026 at 7:41 AM Neil Adler (Buildings) <neadler@buildings.nyc.gov> wrote:

> Good Morning
>
> PAA P2 is being filed to revise plans to show room layout for blocked windows
>
> 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:** Tuesday, July 14, 2026 4:18 PM
> **To:** Neil Adler (Buildings) <neadler@buildings.nyc.gov>
> **Cc:** ARCTONEARCHITECTS@GMAIL.COM <ARCTONEARCHITECTS@gmail.com>; Pahola Dominguez (Buildings) <PDominguez@buildings.nyc.gov>; Stephan Clarke (Buildings) <StClarke@buildings.nyc.gov>; Daniel Lin (Buildings) <danlin@buildings.nyc.gov>
> **Subject:** Re: [EXTERNAL] Re: SET Response to Applicant's Resubmission for Audit Premise 230 W 54 Street _ Audit Response _ M00708436
> Hi Neil,
>
> I hope all is well - Kindly see attached from Plan examiner requesting Audit Approved Plans & Objections in order to approve the PAA.
>
> I have the Objection list, but don't have the audit accepted plans.
>
> Can you please provide them?
>
> Thank you!
>
> Albert I Faks, RA
> **The Faks Group LLC**
> 1235A McDonald Avenue
> Brooklyn NY 11230
> T: 917.560.4774
> F: 718.998.6598
>
> On Fri, Jun 26, 2026 at 1:03 PM Neil Adler (Buildings) <neadler@buildings.nyc.gov> wrote:
>
> > Good Afternoon

Please let SET know been P2 is Approved.
I did not see thesign characteristics from "Direct Illumination" to "Flashing Illumination", but show the plan examiner

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: Monday, June 22, 2026 4:32 PM
To: Neil Adler (Buildings) <neadler@buildings.nyc.gov>
Cc: ARCTONEARCHITECTS@GMAIL.COM <ARCTONEARCHITECTS@gmail.com>; Pahola Dominguez (Buildings) <PDominguez@buildings.nyc.gov>; Stephan Clarke (Buildings) <StClarke@buildings.nyc.gov>; Daniel Lin (Buildings) <danlin@buildings.nyc.gov>
Subject: [EXTERNAL] Re: SET Response to Applicant's Resubmission for Audit Premise 230 W 54 Street _ Audit Response _ M00708436

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 Neil,

Kindly note that the PAA has been filed and we have corrected the sign characteristics from "Direct Illumination" to "Flashing Illumination".

We are currently working on reinstating the two BIS applications in order to process the sign offs.

Thank you!

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

On Mon, Jun 15, 2026 at 3:18 PM Albert Faks <faks.albert@gmail.com> wrote:

> Hi Neil,
>
> I hope you had a good weekend - We tried processing the PAA and got an error message for the D14 inspection being certified. We have now submitted a help desk ticket to undo the certification in order to process the PAA.
>
> We will keep you posted as we progress with updates.
>
> Thank you!

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

On Fri, Jun 12, 2026 at 2:33 PM Albert Faks <faks.albert@gmail.com> wrote:

Hi Neil,

Thank you for your email and we will get started on the below ASAP.

Have a great weekend,

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

On Fri, Jun 12, 2026 at 2:29 PM Neil Adler (Buildings) <neadler@buildings.nyc.gov> wrote:

Good Afternoon

SET has the following comments for the audit of SG Application M00708436 to resolve the audit

- SET has rolled back the LOC to allow for the PAA to resolve the audit. Please let SET when the PAA has been submitted to review
- Please revise the PW-1 sign characteristics to change the type of illumination from direct to flashing as shown below
- Please signoff the two open BIS applications 121277616 for the former sign removal and 123121576 for the sign attachments

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: Monday, May 18, 2026 11:35 AM
To: Neil Adler (Buildings) <neadler@buildings.nyc.gov>
Cc: Pahola Dominguez (Buildings) <PDominguez@buildings.nyc.gov>
Subject: Re: [EXTERNAL] 230 W 54 Street _ Audit Response _ M00708436

Hi Neil,

I hope all is well with you, I am sorry for the delay in responding. Kindly see attached updated SG-105 with the floor plan requested.

Please let me know if you have any questions or need any additional information.

Thank you!

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

On Mon, Jun 3, 2024 at 3:13 PM Albert Faks <faks.albert@gmail.com> wrote:

> Hi Neil,
>
> Good afternoon thank you for the update.
>
> We are working on Floor plans and should have this back to you shortly.
>
> Thank you and have a great day.
>
> Albert I Faks, RA NCARB
> **The Faks Group LLC**
> 1235A McDonald Avenue
> Brooklyn NY 11230
> T: 917.560.4774
> F: 718.998.6598
>
> On Mon, Jun 3, 2024 at 7:37 AM Neil Adler (Buildings) <neadler@buildings.nyc.gov> wrote:
>
> > Good Morning
> >
> > Objection #1 is resolved.
> >
> > Please provide the floor plans with the room layouts for each foor.
> >
> > 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:** Tuesday, May 28, 2024 2:59 PM
> > **To:** Neil Adler (Buildings) <neadler@buildings.nyc.gov>
> > **Cc:** Bamikole Ojeyemi <bamojeyemi@gmail.com>; Pahola Dominguez (Buildings) <PDominguez@buildings.nyc.gov>
> > **Subject:** Re: [EXTERNAL] 230 W 54 Street _ Audit Response _ M00708436
> > Hi Neil,

Thank you for the response.

I have a few questions and hopefully that can help us get back to you with the required information.

Objection # 1 - ZR 32-64 references a "Standard established of the DOB by rule pursuant to the City Administrative Procedure Act" Do you know where this can be located? Also I am wondering on how any illuminated advertising sign gets built in the C6-7 district (Which also encompasses Times Sqaure) if ZR 32-64 applies to neighboring buildings and buildings within sight of the sign?

Objection # 2 & 3 - The "05" Hotel room plan (Hotel room with the blocked windows) was provided but not labelled (not labelled as "Typical 05 Hotel room from 4th to 10th Floor"). Would you like this to be properly labelled? or an entire Floor plan for the typical floor?

Thank you very much,

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

On Tue, May 28, 2024 at 11:56 AM Neil Adler (Buildings) <neadler@buildings.nyc.gov> wrote:

> Good Afternoon
>
> Please send SET any questions or commnets.
> SET will wait for the requested documentations
>
> 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:** Tuesday, May 28, 2024 11:52 AM
> **To:** Neil Adler (Buildings) <neadler@buildings.nyc.gov>
> **Cc:** Bamikole Ojeyemi <bamojeyemi@gmail.com>; Pahola Dominguez (Buildings) <PDominguez@buildings.nyc.gov>
> **Subject:** Re: [EXTERNAL] 230 W 54 Street _ Audit Response _ M00708436
> Hi Neil,
>
> Thank you for your email.
>
> Can we please schedule an appointment to review Objection # 1 to 3?
>
> We will be reaching out to the Special Inspector for his reports on Objections # 4 & 5.

Thank you very much!

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

On Tue, May 28, 2024 at 7:42 AM Neil Adler (Buildings) <neadler@buildings.nyc.gov> wrote:

> Good Morning
>
> SET has reviewed your response and has the following comments:
>
> - Objection 1 - Complaints have been recieved from 1752 BROADWAY a Mixed Residential & Commercial Building.
> - **Objection 2 & 3 - Provide floor plans showing room layout for Floors 4-10 where windows were sealed to verify.**
> - Objection 4 & 5 - Provide Final Inapection Report with field notes from Special Inspector to verify sign thickness and location
>
> 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 23, 2024 8:44 AM
> **To:** Pahola Dominguez (Buildings) <PDominguez@buildings.nyc.gov>; Neil Adler (Buildings) <neadler@buildings.nyc.gov>
> **Cc:** Soji Ojeyemi <arctonearchitects@gmail.com>; Bamikole Ojeyemi <bamojeyemi@gmail.com>
> **Subject:** [EXTERNAL] 230 W 54 Street _ Audit Response _ M00708436
> **CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Forward suspect email to phish@oti.nyc.gov as an attachment (Click the More button, then forward as attachment).
>
> 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 7th.

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

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