



Property Information		Request Information		Update Information	
File#:	BS-X01693-7700543785	Requested Date:	07/17/2024	Update Requested:	
Owner:	DOMINGUEZ, ROBERTO	Branch:		Requested By:	
Address 1:	88-02 241ST ST	Date Completed:		Update Completed:	
Address 2:		# of Jurisdiction(s):			
City, State Zip:	BELLEROSE, NY	# of Parcel(s):	1		

Notes

CODE VIOLATIONS Per NYC Department of Zoning there are Open Code Violation cases on this property.

Case# 34153802K
Case Type: CONSTRUCTION

Collector: New York City DOB
Payable Address: 120-55 Queens Boulevard, Kew Gardens, NY 11424
Business# (718) 286-7620

PERMITS Per NYC Department of Building there are Expired permits on this property

Permit# 401285890-01-AL
Permit Type: ALTERATION TYPE 3 - G.C

Permit# 400751496-01-PL
Permit Type: PLUMBING - ALTERATION TYPE 2

Permit# 400751496-01-EW-OT
Permit Type: ALTERATION TYPE 2 - GEN CONSTRUCT

Collector: New York City DOB
Payable Address: 120-55 Queens Boulevard, Kew Gardens, NY 11424
Business# (718) 286-7620

SPECIAL ASSESSMENTS Per NYC Department of Finance there are no Special Assessments/liens on the property.

Collector: NYC Department of Finance
Payable Address: P.O. Box 680, Newark, NJ 07101
Business: (212) 639-9675

DEMOLITION NO



UTILITIES

Water & Sewer

Account #: 3000686387001

Payment Status: DELINQUENT

Status: Pvt & Non-Lienable

Amount: \$12,834.51

Past Due: \$12,611.85

Current Due: \$222.66

Good Thru: 08/13/2024

Account Active: Yes

Collector: NYC Dept. of Environmental Protection

Payable To: NYC Water Board

Address: PO Box 11863, Newark, NJ 07101

Phone# (718) 595-7000

Garbage:

GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN.



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88 -02 241 STREET

Borough: QUEENS
Block: 7979 Lot: 35

Property Owner(s)

DOMINGUEZ, ROBERTO

Property Data

Tax Year	2024/25
Lot Grouping	
Property Address	88 -02 241 STREET, 11426
Tax Class	1
Building Class	B3 - TWO FAMILY CONVERTED FROM ONE FAMILY
Condo Development	
Condo Suffix	

Record Navigator

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Actions

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NYC Department of Buildings Property Profile Overview

88-02 241 STREET

QUEENS 11426

BIN# 4167298

241 STREET 88-02 - 88-02
241 STREET 88-04 - 88-04
88 AVENUE NO NUMBER

Health Area : 2160
Census Tract : 1621
Community Board : 413
[Buildings on Lot](#) : 2

Tax Block : 7979
Tax Lot : 35
Condo : NO
Vacant : NO

[View DCP Addresses...](#) [Browse Block](#)

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Cross Street(s): 88 AVENUE, 89 AVENUE

DOB Special Place Name:

DOB Building Remarks:

Landmark Status:

Special Status: N/A

Local Law: NO

Loft Law: NO

SRO Restricted: NO

TA Restricted: NO

UB Restricted: NO

Environmental Restrictions: N/A

Grandfathered Sign: NO

Legal Adult Use: NO

City Owned: NO

Additional BINs for Building: [4524293](#)

HPD Multiple Dwelling: No

Special District: UNKNOWN

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion Hazard Area, or Special Flood Hazard Area. [Click here for more information](#)

Department of Finance Building Classification: B3-2 FAMILY DWELLING

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open
Complaints	10	0
Violations-DOB	0	0
Violations-OATH/ECB	3	1
Jobs/Filings	2	
ARA / LAA Jobs	0	
Total Jobs	2	
Actions	4	

OR Enter Action Type:

OR Select from List:

AND

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NYC Department of Buildings
OATH/ECB Violation Details

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

Premises: 88-02 241 STREET QUEENS
BIN: [4167298](#) Block: 7979 Lot: 35

Filed At: 88-02 241 STREET , QUEENS , NY 11426
Community Board: 413

OATH/ECB Violation Summary

VIOLATION OPEN

OATH/ECB Violation Number: 34153802K

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

Severity: **HAZARDOUS**

Certification Status: NO COMPLIANCE RECORDED

Penalty Balance Due: \$0.00

Hearing Status: IN VIOLATION

Respondent Information

Name: PRENDERGAST MICHAEL
Mailing Address: 88-02 241 STREET , QUEENS , NY 11426

Violation Details

Violation Date: 05/18/1997 Violation Type: CONSTRUCTION
Served Date: 05/18/1997 Inspection Unit:

Infraction Codes	Section of Law	Standard Description
BQ3	27-217	OCCUPANCY CONTRARY TO ALLOWED BY CO OR DOB RECORDS

Specific Violation Condition(s) and Remedy:

OCCUPANCY CONTRARY TO THAT ALLWED BY BUILDING DEPT. RECORDS ILLEGAL OCCUPANCY NOTED| LEGAL TWO FAMILY CONVERTED TO AN ILLEGAL THREE FAMILYDWELLING. NOTE: FULL PARTITION WALLS ERECTED FORMING A LIVING BEDROOM

Issuing Inspector ID: 1168

DOB Violation Number: 051897C13TC02

Issued as Aggravated Level: NO

Dept. of Buildings Compliance History and Events

Certification Status: NO COMPLIANCE RECORDED

Compliance On:

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: 07/08/1997 10:30 Hearing Status: IN VIOLATION

OATH/ECB Penalty Information

Penalty Imposed:	\$800.00	Amount Paid:	\$800.00
Adjustments:	\$0.00		
Penalty Balance Due:	\$0.00		

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NYC Department of Buildings
Permits In-Process / Issued by Premises

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Premises: 88-02 241 STREET QUEENS

BIN: [4167298](#) Block: 7979 Lot: 35

NUMBER	JOB TYPE	SEQ NO	ISSUED DATE	EXPIRATION DATE	STATUS	APPLICANT NAME
401285890-01-AL	A3 - ALT3	01	01/24/2001	01/12/2002	ISSUED	NICOLAOU ANDREAS
400751496-01-PL	A2 - ALT2	02	01/25/2006	01/25/2007	ISSUED	COLLINS ANTHONY
400751496-01-EW OT	A2 - ALT2	01	09/09/1997	09/09/1998	ISSUED	PRENDERGAST MICHA

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NYC Department of Buildings
Work Permit Data

Premises: 88-02 241 STREET QUEENS
BIN: [4167298](#) **Block:** 7979 **Lot:** 35

Filed At: 88-02 241 STREET QUEENS
Job Type: A3 - ALTERATION TYPE 3

Job No: 401285890	Fee: STANDARD
Permit No: 401285890-01-AL	Expires: 01/12/2002
Seq. No.: 01	Status: ISSUED
Work: Proposed Job Start: 01/24/2001	Work Approved: 12/26/2000

ALTERATION TYPE 3 - G.C

Propose to legalize the extension of 7ft X 6ft in the first floor as shown in the plan. No change in Use, egress or Occupancy.

Use: J-3 - RESIDENTIAL 1-2 FAMILY HOUSES	Landmark: N/A	Stories: 0
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Review is requested under Building Code: Prior-to-1968

Issued to: ANDREAS C NICOLAOU

GENERAL CONTRACTOR: [GC 013057](#)

Business: ISLAND HOME DESIGN INC.
1955 GRAND AVENUE BALDWIN NY 11510

Phone: 516-377-6288

Filing Representative: ABDUL Q MOHAMMAD
Business: AQM ENGINEERING CONSULTING
216 FORBELL STREET BROOKLYN NY 11208

Phone: 718-647-3010

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NYC Department of Buildings
Work Permit Data

Premises: 88-02 241 STREET QUEENS
BIN: [4167298](#) **Block:** 7979 **Lot:** 35

Filed At: 88-02 241 STREET QUEENS
Job Type: A2 - ALTERATION TYPE 2

[View Permit History](#)

Job No: 400751496	Issued: 01/25/2006	Fee: STANDARD
Permit No: 400751496-01-PL	Filing Date: 01/24/2006 RENEWAL	Expires: 01/25/2007
Seq. No.: 02	Proposed Job Start: 09/09/1997	Status: ISSUED
Work: PLUMBING - ALTERATION TYPE 2		Work Approved: 09/03/1997

LEGALIZE FINISHED CELLAR WITH NEW 2 P I ECE BATHROOM. NO CHANGE IN US
EGRESS OR OCCUPANCY.

Use: N/A **Landmark:** NO **Stories:** 0
Review is requested under Building Code: 1968

Issued to: ANTHONY COLLINS
Business: ANTHONY COLLINS PLUMBING & HTG.
32-09 WESTCHESTER AVE BRONX NY 10461

MASTER PLUMBER
License No: [MP 001068](#)
Phone: 718-518-7480

Filing Representative: ANN BENDORAITIS
Business: LEWSAN CONSULTANTS
111-33 127 STREET S OZONE PARK NY 11420

Phone: 718-848-1500

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**NYC Department of Buildings
Work Permit Data**

Premises: 88-02 241 STREET QUEENS
BIN: [4167298](#) **Block:** 7979 **Lot:** 35

Filed At: 88-02 241 STREET QUEENS
Job Type: A2 - ALTERATION TYPE 2

Job No: 400751496	Fee: STANDARD
Permit No: 400751496-01-EW-OT	Expires: 09/09/1998
Seq. No.: 01	Status: ISSUED
Work: Proposed Job Start: 09/09/1997	Work Approved: 09/03/1997

ALTERATION TYPE 2 - GEN CONSTRUCT
LEGALIZE FINISHED CELLAR WITH NEW 2 PI ECE BATHROOM. NO CHANGE IN US
EGRESS OR OCCUPANCY.

Use: N/A **Landmark:** NO **Stories:** 0
Review is requested under Building Code: 1968

Issued to: MICHAEL PRENDERGAST
240-17 88TH AVE BELLEROSE NY 11426

OWNER
Phone: 718-470-6000

Filing Representative: ANN BENDORAITIS
Business: LEWSAN CONSULTANTS
111-33 127 STREET S.OZONE PK. NY 11420

Phone: 718-848-1500

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VIEW WATER CHARGES

DEP Water Charges is the fast and convenient way to view your current water and wastewater charges without having to login.

Account - 3000686387001

[Choose a different account](#)

Below are the account balance details for the selected account

Due balance	\$12,834.51
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Past due balance	\$12,611.85
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Name	ROBERTO DOMINGUEZ
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Premises address	88-02 241 ST, JAMAICA, NY 11426, USA
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BBL	4-07979-0035
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