



Property Information

Request Information

Update Information

File#:	BS-X01693-1221767523	Requested Date:	07/17/2024	Update Requested:
Owner:	N/ALOMONACO, SEBASTIANA	Branch:		Requested By:
Address 1:	25 DON COURT	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	STATEN ISLAND, NY	# of Parcel(s):	1	

Notes

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

Case# 34220870J
Case type: CONSTRUCTION (WORK WITHOUT A PERMIT)

Case# 34220753K
Case type: CONSTRUCTION (WORK WITHOUT A PERMIT)

Case# 34181410J
Case type: CONSTRUCTION (WORK WITHOUT A PERMIT)

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# 500099813-01-NB
Permit Type: NEW BUILDING J-3 - RESIDENTIAL 1-2 FAMILY HOUSES

Permit# 500099813-01-PL
Permit Type: PLUMBING - NEW BUILDING

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 #: 7000845019001

Payment Status: DELINQUENT

Status: Pvt & Non-Lienable

Amount: \$21,462.29

Past Due: \$21,299.48

Current Due: \$162.81

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.

Printable page

25 DON COURT

Borough: STATEN ISLAND
Block: 5687 Lot: 171

Property Owner(s)

LOMONACO, SEBASTIANA

Property Data

Tax Year	2024/25
Lot Grouping	
Property Address	25 DON COURT, 10312
Tax Class	1
Building Class	A5 - ONE FAMILY ATTACHED OR SEMI - DETACHED
Condo Development	
Condo Suffix	

NYC Department of Buildings
Property Profile Overview

25 DON COURT	STATEN ISLAND 10312	BIN# 5126685
DON COURT	25 - 25	Health Area : 800
		Census Tract : 170.16
		Community Board : 503
		<u>Buildings on Lot</u> : 2
		Tax Block : 5687
		Tax Lot : 171
		Condo : NO
		Vacant : NO

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

[View Zoning Documents](#) [View Challenge Results](#) [Pre - BIS PA](#) [View Certificates of Occupancy](#)

Cross Street(s): ANNADALE ROAD, DEAD END
 DOB Special Place Name:
 DOB Building Remarks:
 Landmark Status:
 Local Law: NO
 SRO Restricted: NO
 UB Restricted: NO
 Environmental Restrictions: N/A
 Legal Adult Use: NO

Special Status: N/A
 Loft Law: NO
 TA Restricted: NO
 Grandfathered Sign: NO
 City Owned: NO

Additional BINs for Building: [5167619](#)
 Additional Designation(s): MS4 - MS4 AREA

HPD Multiple Dwelling: No

Special District: SRD - SOUTH RICHMOND DEVELOPMENT

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: A5-1 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	3	0	Elevator Records
Violations-DOB	1	0	Electrical Applications
Violations-OATH/ECB	3	3	Permits In-Process / Issued
			Illuminated Signs Annual Permits
			Plumbing Inspections
			Open Plumbing Jobs / Work Types
			Facades
Jobs/Filings	1		Marquee Annual Permits
ARA / LAA Jobs	0		Boiler Records
Total Jobs	1		DEP Boiler Information
Actions	1		Crane Information
			After Hours Variance Permits

OR Enter Action Type:

OR Select from List:

AND

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.

NYC Department of Buildings
OATH/ECB Violation Search by Location

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

Page: 1 of 1

Premises: 25 DON COURT STATEN ISLAND BIN: [5126685](#) Block: 5687 Lot: 171 CB: 503

Total Violations	OATH/ECB Hearings
Issued = 3 Open (Certificate of Correction Required) = 3	Completed / Defaulted = 3 Pending = 0

OATH/ECB Number	Certification Status	Respondent	OATH/ECB Hearing Status	Violation Date	Infraction Codes	OATH/ECB Penalty Due
34220870J	OPEN - NO COMPLIANCE RECORDED Severity: NON-HAZARDOUS	OWNER OF 25 DON COURT	WRITTEN OFF	12/16/1999	B04	\$0.00
Viol Type: CONSTRUCTION						
34220753K	OPEN - NO COMPLIANCE RECORDED Severity: NON-HAZARDOUS	LOMANALO CARLO	WRITTEN OFF	11/15/1999	B04	\$0.00
Viol Type: CONSTRUCTION						
34181410J	OPEN - NO COMPLIANCE RECORDED Severity: NON-HAZARDOUS	CARLO LOMONACO	WRITTEN OFF	04/19/1999	B04	\$0.00
Viol Type: CONSTRUCTION						

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NYC Department of Buildings
OATH/ECB Violation Details

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

Premises: 25 DON COURT STATEN ISLAND Filed At: 25 DON COURT , STATEN ISLAND , NY 10312
 BIN: [5126685](#) Block: 5687 Lot: 171 Community Board: 503

OATH/ECB Violation Summary

VIOLATION OPEN

OATH/ECB Violation Number: 34220870J

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

Severity: **NON-HAZARDOUS**

Certification Status: NO COMPLIANCE RECORDED

Penalty Balance Due: \$0.00

Hearing Status: WRITTEN OFF

Respondent Information

Name: OWNER OF 25 DON COURT
 Mailing Address: 25 DON COURT , SI , NY 10312

Violation Details

Violation Date: 12/16/1999 Violation Type: CONSTRUCTION
 Served Date: 12/16/1999 Inspection Unit:

Infraction Codes	Section of Law	Standard Description
B04	27-147	WORK WITHOUT A PERMIT

Specific Violation Condition(s) and Remedy:

WORK WITHOUT A PERMIT IN TAHT A 6'FT X 8FT HIGH STRUCTURE HAS BEEN BUILT IN REAR YARD. OBTAIN APPROVAL AND PERMIT OR REMOVE STRUCTURE.

Issuing Inspector ID: 0400

DOB Violation Number: 121699C09M01

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

Hearing Status: WRITTEN OFF

OATH/ECB Penalty Information

Penalty Imposed: \$2,500.00
 Adjustments: \$2,500.00 Amount Paid: \$0.00
 Penalty Balance Due: \$0.00 Court Docket Date: 07/31/2000

NYC Department of Buildings
OATH/ECB Violation Details

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

Premises: 25 DON COURT STATEN ISLAND Filed At: 25 DON COURT , STATEN ISLAND , NY 10312
 BIN: [5126685](#) Block: 5687 Lot: 171 Community Board: 503

OATH/ECB Violation Summary

VIOLATION OPEN

OATH/ECB Violation Number: 34220753K

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

Severity: NON-HAZARDOUS

Certification Status: NO COMPLIANCE RECORDED

Penalty Balance Due: \$0.00

Hearing Status: WRITTEN OFF

Respondent Information

Name: LOMANALO CARLO
 Mailing Address: 25 DON COURT , SI , NY 10312

Violation Details

Violation Date: 11/15/1999 Violation Type: CONSTRUCTION
 Served Date: 11/15/1999 Inspection Unit:

Infraction Codes	Section of Law	Standard Description
B04	27-147	WORK WITHOUT A PERMIT

Specific Violation Condition(s) and Remedy:

WORK WITHOUT A PERMIT. NOTED A WOODEN SHED CONSTRUCTED AT REAR OF PROPERTY WITHOUT FIRST OBTAINING APPROVAL AND PERMIT (AS NOTED ON PREVIOUS PENDING ECB VIOLATION APPROX SIZE 22'X8'X8' HIGH) OBTAIN PERMIT

Issuing Inspector ID:

DOB Violation Number: 111599C08L01

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

Hearing Status: WRITTEN OFF

OATH/ECB Penalty Information

Penalty Imposed: \$2,500.00
 Adjustments: \$2,500.00 Amount Paid: \$0.00
 Penalty Balance Due: \$0.00 Court Docket Date: 07/31/2000

NYC Department of Buildings
OATH/ECB Violation Details

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

Premises: 25 DON COURT STATEN ISLAND Filed At: 25 DON COURT , STATEN ISLAND , NY 10312
 BIN: [5126685](#) Block: 5687 Lot: 171 Community Board: 503

OATH/ECB Violation Summary

VIOLATION OPEN

OATH/ECB Violation Number: 34181410J

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

Severity: NON-HAZARDOUS

Certification Status: NO COMPLIANCE RECORDED

Penalty Balance Due: \$0.00

Hearing Status: WRITTEN OFF

Respondent Information

Name: CARLO LOMONACO
 Mailing Address: 25 DON COURT , STATEN ISLAND , NY 10312

Violation Details

Violation Date: 04/19/1999 Violation Type: CONSTRUCTION
 Served Date: 04/19/1999 Inspection Unit:

Infraction Codes	Section of Law	Standard Description
B04	27-147	WORK WITHOUT A PERMIT

Specific Violation Condition(s) and Remedy:

WORK WITHOUT A PERMIT. NOTED: A WOODEN SHED HAS BEEN CONSTRUCTED ATREAR OF LOT ATOP A CONCRETE SLAB. (APPROX SIZE 7'D, 24'W, 8'H) SHED/BUILDING CONSTRUCTED WITHOUT APPROVAL & PERMIT. REMEDY: OBTAIN PERMIT

Issuing Inspector ID:

DOB Violation Number: 032299C10L01

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

Hearing Status: WRITTEN OFF

OATH/ECB Penalty Information

Penalty Imposed: \$500.00
 Adjustments: \$500.00 Amount Paid: \$0.00
 Penalty Balance Due: \$0.00 Court Docket Date: 07/31/2000

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

Page: 1 of 1

Premises: 25 DON COURT STATEN ISLAND				BIN: 5126685 Block: 5687 Lot: 171		
NUMBER	JOB TYPE	SEQ NO	ISSUED DATE	EXPIRATION DATE	STATUS	APPLICANT NAME
500099813-01-NB	NB - NEWB	02	07/26/1995	08/01/1996	ISSUED	LEWIN HENRY
500099813-01-PL	NB - NEWB	01	11/03/1995	06/17/1996	ISSUED	COURY VICTOR

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.

NYC Department of Buildings

Work Permit Data

Premises: 25 DON COURT STATEN ISLAND
BIN: [5126685](#) Block: 5687 Lot: 171

Filed At: 25 DON CT STATEN ISLAND
Job Type: NB - NEW BUILDING

[View Permit History](#)

Job No: 500099813	Issued: 07/26/1995	Fee: STANDARD
Permit No: 500099813-01-NB	Filing Date: 07/26/1995 RENEWAL	Expires: 08/01/1996
Seq. No.: 02	Proposed Job Start: 08/22/1994	Status: ISSUED
Work: NEW BUILDING -		Work Approved: 08/01/1994
Use: J-3 - RESIDENTIAL 1-2 FAMILY HOUSES	Landmark: NO	Stories: 0
Review is requested under Building Code: 1968		

Issued to: HENRY LEWIN
Business: J & H BUILDING CORP.
229 HAWTHORNE AVE SI NY 10314

License No:
Phone: 718-698-1013

Filing Representative: CAROL SCILLUFFO
Business: ADAM KAY ASSOCAITES
1562 RICHMOND RD SI NY 10304

Phone: 718-667-1234

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NYC Department of Buildings

Work Permit Data

Premises: 25 DON COURT STATEN ISLAND

Filed At: 25 DON CT STATEN ISLAND

BIN: [5126685](#) Block: 5687 Lot: 171

Job Type: NB - NEW BUILDING

Inspection History

Job No: 500099813	Issued: 11/03/1995	Fee: STANDARD
Permit No: 500099813-01-PL	Filing Date: 11/03/1995 INITIAL	Expires: 06/17/1996
Seq. No.: 01	Proposed Job Start: 11/03/1995	Status: ISSUED
Work: PLUMBING - NEW BUILDING		Work Approved: 08/01/1994
Use: J-3 - RESIDENTIAL 1-2 FAMILY HOUSES	Landmark: NO	Stories: 0
Review is requested under Building Code: 1968		

Issued to: VICTOR J COURY
Business: COURY & COURY PLG HTG & MECHANIC
288 NELSON AVE SI NY 10308

MASTER PLUMBER
License No: [MP.000717](#)
Phone: 718-356-6823

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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 - 7000845019001

[Choose a different account](#)

Below are the account balance details for the selected account

Due balance	\$21,462.29
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Past due balance	\$21,299.48
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Name	SEBASTIANA LOMONACO
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Premises address	25 DON COURT, STATEN ISLAND, NY 10312, USA
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BBL	5-05687-0171
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