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**NYC**  
Buildings

# Administrative Review



## Technical Report(TR6)

### Compliance Filing # TR6-916577-9B-A1

#### 2. Location

House Number	534	Street Name	WEST 42 STREET
Borough	Manhattan	Block	1070
BIN	1088887	Lot	7502
Zip Code	10036	C.B No.	104
Control Number	916577		

#### 3. Filing Information

Filing Type	Amended	Report Cycle	9
Report Sub Cycle	9B	Last Cycle Filing Date	12/29/2025
Filing Date	03/24/2026	Accepted Date	

#### 4. Inspection Report Status Information

Current Cycle: Last QEWI	03/12/2026	Current Cycle Filing Status	SAFE
Inspection Date			
Prior Filing Cycle	9	Prior Filing Sub Cycle	9B
Prior Filing Status	UNSAFE		

#### 5. Building Description

Landmark Building		Landmark District	No
Number of stories	9	Number of Balconies	8
Wall(s) Subject to Inspection	All	Partial Description	

<u>Exterior Wall Type</u>	<u>Exterior Wall Material</u>
CONCRETE FRAME	CONCRETE
CURTAIN WALL	

#### 6. Applicant Information

E-Mail	SG@GL-ARCH.COM	License Type	Registered Architect
NYS License Number	022172	Last Name	GAMBINO
First Name	STEVEN	MI	
Mobile Phone	9172949014	Business Name	RODRIGUEZ + GAMBINO ARCHITECTURAL
Business Address	1298 Richmond Road	City	STATEN ISLAND
State	NY	Zip Code	10304



First Name

Eleni

Last Name

Demetriades

Phone

6462140356

Administrative Review

9. Owner's Statement

(A) I hereby state that I am the owner/owner's representative of the premises referenced in the report associated with this filing. Furthermore, I have received and read a copy of the request associated with this filing and I am aware of the required repairs and/or maintenance, if any and the recommended time frame for same. In addition, I have been immediately notified of any unsafe condition detected during the observation and appropriate measures have been taken to protect the public.

(B) I certify that all items noted as SWARMP conditions in the previous cycle's report have been corrected/repared unless I have indicated above that the current inspection report status is UNSAFE as per administrative code article 302, if applicable.

§28-211.1 False statements in certificates, forms, written statements, applications, reports, or certificates of correction. It shall be unlawful for any person to knowingly or negligently make or allow to be made a material false statement in any certificate, professional certification, form, signed statement, application, report or certification of the correction of a violation that is either submitted directly to the department or that is generated with the intent that the department rely on its assertions.

I have personally reviewed all information in this submission. I understand and agree that by personally clicking on the box at left I am electronically signing this submission and expressing my agreement with the Statement terms herein. I understand that this electronic signature shall have the same validity and effect as a signature affixed by hand.

Name

CLAUDE SIMON

Date :

03/24/2026

QEWI Information

QEWI First Name

STEVEN

QEWI Last Name

GAMBINO

QEWI Address

1298 Richmond Road

Block

1070

Lot

7502

Cycle

9

BIN

1088887

# 1. Executive Summary

## General Description

The building is a nine (9) story is constructed of concrete paneling and has a street side setback at the 8th floor level. Parapets are constructed of reinforced concrete. The parapet setback at the 8th floor level floor level is a combination of reinforced concrete and metal railing. There are cantilevered reinforced concrete balconies at the rear of the building. Railings are painted metal anchored into the floor slab.

## Scope of Inspection

All building facades as well as the bulkheads were inspected in accordance with the Administrative Code and Section 103-04 of Title 1 of the Rules of the City of New York.

## Summary of Findings

The building has recently completed a façade restoration project under DOB application M00915584-I1, in which the following previously UNSAFE and SWARMP conditions have now been repaired: -Vertical Cracks at interior parapet wall North Elevation.-Split caulking between building lines, east and north facing elevation-Crazed cracks in concrete parapet at 8th floor setback. -Cracked Concrete was noted along the North, South, East, and West elevations. -Spalled Concrete was noted on the face and under balcony slabs along the South elevation. -Surface rust was noted on the balcony railings connections. Building is now in SAFE condition.

## Conclusions and Recommendations

On March 20, 2026, the building is categorized as SAFE.

### A. Building Information

Address	534 WEST 42 STREET	AKA Address	
Block	1070	Lot	7502
BIN	1088887	Landmark Building	
Landmark District	No	Cross Streets	

### B. Owner Information

Owner Type	Private	Owner	CLAUDE SIMON
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### C. Building Description

Height	96'	Stories	9
Lot & Building Dimensions	20' x 100'	Cert of Occupancy	104929482F
Building Use	Residential	Approx. Year Built	2011

Exterior wall type	Exterior wall material
CONCRETE FRAME CURTAIN WALL	CONCRETE

D. A detailed description of any settlements, repairs, or revisions to exterior enclosures since the previous report

Building management has advised that there have been no previous reports of any settlement of the building's structure. At the time of the critical examination, no signs of settlement were observed. The building recently completed a façade restoration project under DOB application M00915584-I1, in which the following previously UNSAFE and SWARMP conditions have now been repaired: - Vertical Cracks at interior parapet wall North Elevation. -Split caulking between building lines, east and north facing elevation-Crazed cracks in concrete parapet at 8th floor setback. -Cracked Concrete was noted along the North, South, East, and West elevations. -Spalled Concrete was noted on the face and under balcony slabs along the South elevation. -Surface rust was noted on the balcony railings connections. Building is now in SAFE condition.

## E. Procedures Used in Making the Critical Examination

Visual examinations of the facades were conducted hands on via suspended scaffolding installed at 100% of the facades during the facade project along with vantage points along the roof. During the course of the project, hands-on investigations of the balcony railings were conducted and repairs to the anchor bolts were made

## F. Rigger Information

QEWI First Name	STEVEN	QEWI Last Name	GAMBINO
Number of person(s) who conducted inspection and his/her relation to QEWI 3			
Person 1	Moises D. Rodriguez	Relationship to QEWI	Principal/Partner
Person 2	Steven Gambino	Relationship to QEWI	QEWI
Person 3	Matthew Clayton	Relationship to QEWI	Project Manager
Person 4		Relationship to QEWI	
Person 5		Relationship to QEWI	

## Rigger/Operator Info

First Name	Anthony	Middle Initial	M.
Last Name	Ballatrito	Business Name	KNS Bldg Restoration Inc.
Business Address	69-44 76th Street	City	Middle Village
State	NY	Zip Code	11379
Business Telephone	7183660075	Business Fax	
Mobile Phone		Email	
Rigger License#	006310		

## Location(s) of close-up inspection & Plot Details

The physical examinations were performed via suspended scaffolding installed at 100% of the facades during the recently completed project, as well as at the balconies. Visual and Close-Up Inspections have been performed via balconies and scaffold drops during the recently completed repair project under DOB Job # M00915584-I1.

## Dates of

## inspection(s)

## Comments

2026-03-12	QEWI/Close up inspection conducted.
2026-03-12	Physical and visual investigations were conducted via suspended scaffold used for the façade repair project along all elevations from inspection 4/22/2023 to 3/12/2026.

## G. Description, location(s) and Classification of Conditions Observed

All conditions noted from the Initial 9th Cycle report have now been corrected under DOB job# M00915584-I1. No new conditions are present.

### Ga. Appurtenances

A critical examination of all exterior appurtenances including exterior lighting/electrical fixtures, parapets, railing, and window frames, including hardware, security cameras, was conducted. All appurtenances which required repairs were repaired/replaced during the recently completed facade repair project. All appurtenances are SAFE status. Water-tightness of Exterior Surfaces: Building management has also advised that there have been no reported leaks from the roof or exterior wall surfaces. The setback and main roof surfaces of the building appeared to be in good condition.

### Gb. Balcony, guardrail, handrail and parapet statement

Balcony railings were found to be structurally sound and code compliant, meeting the minimum height of 42" height at the top of the railing, with 2008 Administrative Code provisions that permits the lawful use of existing buildings based on the codes under which the buildings were constructed.

## H. Causes of Conditions Observed

Building is currently in SAFE condition, no SWARMP or UNSAFE conditions exist at the property.

## I. Status Report of Exterior Maintenance

During the completed facade project exterior maintenance such as joint sealant replacement, painting of railings and masonry repointing was conducted.

### Ja. Comparison Chart of Conditions Reported for current and previous cycle

Prior Filing Cycle	9	Current Filing Cycle	9
Prior Filing Status	UNSAFE	Current Filing Status	SAFE
Are any of the conditions noted above SWARMP conditions reported as requiring repair from the previous cycle?			No

Building is in SAFE status.

### Jb. Work permit numbers, status & sign off dates

Job # M00915584-I1-FACADE REPAIRS TO INCLUDE MASONRY REPLACEMENT, REPOINTING AND CRACK REPAIRS, CONCRETE CRACK AND PATCH REPAIR. NO CHANGE IN USE, EGRESS OR OCCUPANCY. - Completed and pending sign off

### Jc. ECB Violation numbers and the status of the repairs of the conditions cited in the ECB violations

ECB Violation #35674138L - FAILURE TO MAINTAIN EXTERIOR BUILDING FACADE AND APPURTENANCES. NOTED AT TIME OF INSPECTION SOUTH ELEVATION EXPOSURE#3.2ND FLOOR, SPALLED CRACKED CONCRETE ON SOUTH EAST CORNER OF FACADE. REM: MAINTAIN EXTERIOR BUIL – Conditions have been repaired under DOB Job #M00915584-11 pending sign off of DOB application.

## K. Recommendations for Repairs or Maintenance

None at this time.

## L. Required Work Permits

None at this time.

## M. Current Report Classification

SAFE