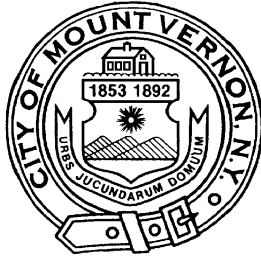


RICHARD THOMAS
MAYOR



DANIEL P. F. JONES, PMP
COMMISSIONER

GUY LORRIUS
1ST DEPUTY COMMISSIONER

FRANK A. CERBONE
2ND DEPUTY COMMISSIONER

September 9, 2018

Landlord - Gramatan Management
Glenn Capobianco, Property Manager
2 Hamilton Avenue - Suite 217
New Rochelle, NY 10801
office # (914) 654-1414
gcapobianco@gramatanmanagement.com

Through the Office of the Mayor

Memo RE: Violations to be cleared immediately at 472 Gramatan Avenue especially at apartment 5Q in Bldg.4

Property owner,

This letter serves as a follow-up to this Department's previous visits and violations issued at the referenced property and numerous correspondences to your office as well as our recent conversation with your tenant in apartment 5Q on September 8, 2018. We are writing to impress upon you the immediate need to address and comply with the following identified violations of the 2015 International Property Maintenance Code®. A thorough review of your file identified violations that must be corrected immediately.

The Department of Buildings is pro-business but our obligation to the safety and health of the people of Mount Vernon must come first. Each of the identified code violations must be cured. The violations include, but are not limited to, the following:

1. Erratic leveling of elevator # PE-1031-01-04 with variation between two to five inches above the floor landings particularly in the up direction. This is a common problem with all the six (6) devices in the premises. The device was noted without required toe guard.
2. Dilapidated driveways and parking lot surfaces with lots of potholes and cracks.
3. The entrance to the apartment # Q5 in building # 4 noted not self-closing as required.
4. Defective windows noted in the premises. The windows slam shut when opened in apartment # Q5 in building # 4.
5. Peeling paint noted on the ceiling of apartment # Q5 in building # 4.
6. Evidence of ceiling in kitchen above the window shows reoccurring water damage.
7. Evidence of mice droppings in the living room under the recliner chair and I the area of the living room window.
8. Ceiling in living room in area of window on the left shows evidence of popcorn-like texture on the ceiling separating from the surface.

We will do our best to continue managing you into compliance. It is essential that you become responsive to this Department's request.

I encourage you to visit the DOB to clear these matters ASAP. Our office is open 8:30am -4:30PM each day.

Respectfully,

Dan P. F. Jones, PMP
Commissioner, Department of Buildings

pc Mayor's Office
Corporation Counsel Lawrence Porcari