

CIVIL COURT OF THE CITY OF NEW YORK  
COUNTY OF NEW YORK: HOUSING PART B

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DEPARTMENT OF HOUSING PRESERVATION AND  
DEVELOPMENT OF THE CITY OF NEW YORK

**VERIFIED PETITION**

Petitioner

**Index No.:**

**Premises:**

145 2 AVENUE  
MANHATTAN, NY 10003

- against -

WEST LAKE 145 SECOND AVENUE LLC  
NICHOLAS QUINN

Respondent(s).

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Petitioner, for its verified petition against the respondent(s), respectfully alleges as follows:

1) Petitioner, Department of Housing Preservation and Development of the City of New York, is the municipal department charged with enforcement of proper housing maintenance standards.

2) Petitioner has instituted this proceeding in order to enforce the Multiple Dwelling Law of the State of New York and Chapter 2 of Title 27 of the Administrative Code of the City of New York (the "Housing Maintenance Code").

3) Upon information and belief, the above-captioned premises is a dwelling as defined by law.

4) Petitioner has instituted this action pursuant to New York City Civil Court Act Section 110(a)(9) for the relief herein requested.

5) Upon information and belief, the respondent(s) listed below are person(s) directly or indirectly in control of the premises, and hold the positions as indicated next to their names:

WEST LAKE 145 SECOND AVENUE LLC, Registered owner/deed owner  
NICHOLAS QUINN, Managing Agent/ Officer of Owner

6) Each respondent is an owner of the premises as that term is defined by Section 4(44) of the Multiple Dwelling Law and Section 27-2004(a)(45) of the Housing Maintenance Code.

7) Upon information and belief, (a) violation(s) (was) (were) placed by petitioner's inspector concerning the subject premises on March 07, 2025, April 27, 2025 pursuant to Subchapter 2, Article 8 of the Housing Maintenance Code, as a result of the respondent(s) failure to provide Hot Water, as required by law. A copy of the inspection report is attached hereto as **Exhibit "A"**.

**FIRST CLAIM - CIVIL PENALTIES**

8) Upon information and belief, petitioner served a notice upon the respondent(s) by posting the same in a conspicuous place on the premises on March 07, 2025, April 27, 2025. Said notice(s) identified the condition(s) constituting the violation(s), the provision of law applicable thereto, the date the violation(s) was (were) reported and set forth the statutory penalty attendant thereto.

9) Respondent(s) WEST LAKE 145 SECOND AVENUE LLC and NICHOLAS QUINN is/are therefore liable pursuant to Section 27-2115(k) of the Administrative Code of the City of New York to petitioner for the civil penalties in the amounts described below:

For violations issued prior to December 8, 2023:

For the first violation, not less than \$250 per day nor more than \$500 per day from the date the notice of violation was affixed, until the date the violation is corrected;

For each subsequent violation issued at the same dwelling or multiple dwelling, not less than \$500 per day nor more than \$1000 per day per violation from the date the notice(s) of violation(s) was/were affixed, until the date the violation(s) is (are) corrected;

For violations issued on or after December 8, 2023:

For the first violation, not less than \$350 per day nor more than \$1,250 per day from the date the notice of violation was affixed, until the date the violation is corrected;

For each subsequent violation issued at the same dwelling or multiple dwelling, not less than \$500 per day nor more than \$1,500 per day per violation from the date the notice(s) of violation(s) was/were affixed, until the date the violation(s) is (are) corrected;

Violations were issued on the following dates: March 07, 2025, April 27, 2025.

**SECOND CLAIM – CORRECTION**

10) Upon information and belief, the respondent(s) has/have violated the Housing Maintenance Code as alleged above.

11) This court is authorized by Subchapter V, Article 4 of the Housing Maintenance Code, and Sections 203, 209 and 110(a)(4) of the New York City Civil Court Act to issue orders directing owners and other responsible persons to correct all violations and to grant such other relief as may be necessary to secure continuing compliance with those laws.

12) No prior application has been made for the relief requested herein.

**WHEREFORE**, petitioner demands:

A) A judgment in favor of petitioner and against respondent(s) for civil penalties in the amount described above under **FIRST CLAIM- CIVIL PENALTIES**;

B) An order to provide legally adequate heat and hot water to the premises, to maintain the heating system free from any illegal device, to provide access to the boiler area, and to post proper notices relating to access to the boiler area;

C) The costs and disbursements of this proceeding;

D) Such other and further relief as to this Court appears just and proper.

Dated: May 30, 2025  
New York, New York



MARTHA ANN WEITHMAN, ESQ  
CESAR A ESTRADA, JR., of Counsel  
Attorney for Petitioner  
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DEVELOPMENT OF THE CITY OF NEW YORK  
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**VERIFICATION**

CESAR A ESTRADA, JR., an attorney admitted to practice in the courts of the State of New York, affirms under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, and I understand that this document will be filed in an action or proceeding in a court of law, and states that:

I am an attorney with the Housing Litigation Division of the Department of Housing Preservation and Development of the City of New York.

I have read the foregoing petition and know its contents to be true except as to those matters alleged upon information and belief, and as to those matters, I believe them to be true.

The reason this verification is made by the undersigned and not by the Department of Housing Preservation and Development of the City of New York is that the Department is an agency of the City of New York, a domestic municipal corporation, acting through its officials, agents and employees, and the grounds of my information and belief are records of the petitioner and other agencies of the city and state governments.

Dated: May 30, 2025  
New York, New York

  
CESAR A ESTRADA, JR.

**Index No.: HP**

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DEVELOPMENT OF THE CITY OF NEW YORK,

Petitioner,

- against -

WEST LAKE 145 SECOND AVENUE LLC  
NICHOLAS QUINN

Respondent(s).

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**ORDER TO SHOW CAUSE &  
VERIFIED PETITION**  
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