

SUPREME COURT OF THE STATE OF NEW YORK, APPELLATE DIVISION,
FIRST DEPARTMENT

Llerena v. 975 Park Ave. Corp.

2025 NY Slip Op 06907 (Supreme Court of the State of New York Appellate Division First Department 2025) ·
No. Index No. 27073/20; Appeal No. 5354; Case No. 2024-07386 · Decided December 11, 2025

SUMMARY

The New York Appellate Division, First Department, modified and otherwise affirmed an order concerning claims arising from a worker's injury on a suspended scaffold during facade repairs. The court granted the plaintiff partial summary judgment on the Labor Law § 240(1) claim and dismissed the common-law negligence and Labor Law § 200 claims against the general contractor, Nova Construction Services, LLC. The Labor Law § 241(6) claim was deemed academic.

CASE DETAILS

COURT	Supreme Court of the State of New York, Appellate Division, First Department
WRITING FOR THE COURT	Manzanet-Daniels, J.P.; Gesmer, J.; González, J.; Shulman, J.; O'Neill Levy, J.
JURISDICTION	Supreme Court of the State of New York, Appellate Division, First Department
DECIDED	December 11, 2025
DOCKET	Index No. 27073/20; Appeal No. 5354; Case No. 2024-07386
DISPOSITION	other
PROCEDURAL POSTURE	Cross-appeals from an order granting defendants partial summary judgment and denying plaintiff partial summary judgment in a personal-injury action arising from a suspended-scaffold accident.
STANDARD OF REVIEW	Review of summary-judgment rulings on the law; the opinion does not state a separate standard-of-review formulation.
PRECEDENTIAL VALUE	Published appellate decision
PARTIES	975 Park Avenue Corp., Charles H. Greenthal Management Corp., Nova Construction Services, LLC v. Jonathan Llerena

TOPICS

construction law

negligence

personal injury

appellate procedure

PRACTICE AREAS

construction law

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QUESTIONS PRESENTED

1. Whether plaintiff was entitled to partial summary judgment on his Labor Law § 240(1) claim based on injuries caused by an inadequately secured suspended scaffold.
2. Whether defendants were entitled to summary judgment dismissing plaintiff's common-law negligence and Labor Law § 200 claims against Nova Construction Services, LLC, the general contractor, based on lack of actual control over the injury-producing work.
3. Whether the court needed to reach plaintiff's Labor Law § 241(6) claim predicated on Industrial Code § 23-5.8(g) after resolving the Labor Law § 240(1) claim.

HOLDINGS

1. Plaintiff was entitled to partial summary judgment on his Labor Law § 240(1) claim, and defendants' motion for summary judgment dismissing that claim should have been denied, because the inadequately secured scaffold caused the injury while plaintiff was exposed to gravity-related risks during exterior building work.
2. Nova was entitled to summary judgment dismissing the common-law negligence and Labor Law § 200 claims because the accident arose from the means and methods of the injury-producing work and the record did not show that Nova exercised sufficient actual control over that work.
3. The Labor Law § 241(6) claim was academic after the court resolved the Labor Law § 240(1) claim, so the court declined to reach it.

KEY QUOTATIONS

*“caused plaintiff to be injured by the very safety device intended to protect [him] from the gravity-related risks posed by working on the building's . . . exterior” ([*1])*

FACTUAL BACKGROUND

Jonathan Llerena was performing exterior building-facade repairs while standing on a suspended scaffold. The scaffold suddenly moved approximately one foot away from the building, causing the tip of his chipping hammer to slip into a hole where a brick had been removed. Llerena injured his shoulder and fell onto the scaffold platform.

PROCEDURAL HISTORY

Supreme Court, Bronx County, granted defendants' motion for summary judgment in part, dismissing the common-law negligence and Labor Law § 200 claims against 975 Park Avenue Corp. and Charles H. Greenthal Management Corp. and dismissing the Labor Law § 240(1) claim against all moving defendants. The court

denied plaintiff's motion for partial summary judgment on his Labor Law § 240(1) claim and on his Labor Law § 241(6) claim predicated on Industrial Code § 23-5.8(g). The Appellate Division modified the order to deny defendants' motion concerning Labor Law § 240(1), grant plaintiff partial summary judgment on that claim, and dismiss the common-law negligence and Labor Law § 200 claims against Nova, while otherwise affirming.

DISPOSITION

other

CASES CITED

- Interiano v. Silverstein Galaxy Prop. Owner, LLC, 234 A.D.3d 488, 489 (1st Dep't 2025)
- Malan v. FSJ Realty Group II LLC, 213 A.D.3d 541, 542 (1st Dep't 2023)
- Battle v. NY Devs. & Mgt., Inc., 193 A.D.3d 562, 563 (1st Dep't 2021)
- Mendriski v. New York City Hous. Auth., 189 A.D.3d 410, 411 (1st Dep't 2020)
- Moldaver v. Pref 34 E. 51st St., LLC, 194 A.D.3d 419, 420 (1st Dep't 2021)
- Brown v. New York City Economic Dev. Corp., 234 A.D.2d 33, 33 (1st Dep't 1996)