



OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS
Hearings Division

DECISION

Phoebe Dossett, Esq. - Nacmias Law Firm, PLLC 592 Pacific Street 1st Floor Brooklyn, NY 11217	Summons No: 035482769L et al. (1 Summons) DEPT OF BUILDINGS, -against- THE TEMPLE RIDGE FUND LLC Hearing Date: 07/07/2026 Hearing Location: Remote Type of Hearing: By Telephone
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Total Penalty Amount: **\$1,250.00**

Community Service(Hr): **Not Applicable**

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
035482769L	Sustained	08/14/2025	1623 NORMAN STREET Queens

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B203	AC 28-118.3.2	Sustained	\$1,250.00

Findings of Fact & Conclusions of Law

The hearing was held via Court Call on July 7, 2026. Respondent appeared by Phoebe Dossett, attorney. Petitioner, Department of Buildings, appeared by Maria Dollas. Respondent is charged with a violation of 28-118.3.3. Summons states that partitions were erected creating 4 illegal bedrooms in the cellar, full community kitchen, contrary to the Certificate of Occupancy. Issuing Officer Dawod testified that he observed partitions erected creating 4 illegal bedrooms in cellar with a community kitchen contrary to the Certificate of Occupancy. Respondent denies with no rebuttal. I credit the testimony of the issuing officer. I find that the respondent is in violation of the statute and the summons is sustained.



07/09/2026

07/09/2026

Martin Jaffe, Judicial Hearing Officer

Date