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:** 035485932X et al. (1 Summons) DEPT OF BUILDINGS, -against- LEONARD L. OMINELLI AS TRUSTEE **Hearing Date:** 09/14/2026 **Hearing Location:** Remote **Type of Hearing:** By Telephone

Total Penalty Amount:**$1,250.00**

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

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
035485932X	Sustained	11/21/2024	128 Bay 13th Street Brooklyn

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 on September 14, 2026. Phoebe Dossett appeared on behalf of Respondent. Ralph Mondiello appeared on behalf of DOB. The summons charges a violation of AC 28-118.3.2 OCCUPANCY CONTRARY TO THAT ALLOWED BY C OF O OR BUILDING DEPT RECORDS

DOB rests on the face of the summons and recommends an amendment to a class 2 violation. Respondent denies with no rebuttal as amended. I do not credit Respondent's general denial.

Therefore, summons sustained as amended.



09/24/2026

09/24/2026

Eric Howard, Judicial Hearing Officer | Date