OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS

Hearings Division

DECISION

Phoebe Dossett, Esq. 592 Pacific Street 1st Floor Brooklyn,NY 11217	**Summons No: 035679840Y et al. (1 Summons)** **DEPT OF BUILDINGS,** **-against-** **OAC ADELPHI LLC** **Hearing Date: 09/10/2026** **Hearing Location: Remote** **Type of Hearing: By Telephone**

Total Penalty Amount:**$2,500.00**

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

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
035679840Y	Sustained	02/09/2024	109 WEST 24 STREET Manhattan

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B104	AC 28-302.1	Sustained	$2,500.00

Findings of Fact & Conclusions of Law

Respondent OAC ADELPHI LLC appeared at a remote telephonic hearing on 9/10/2026 by Phoebe Dossett, Esq.

Petitioner NYC Dept. of Buildings appeared by Deanna Lamberti. This case had been adjourned for the testimony of the issuing officer who did not appear. The parties proceeded with the hearing without the issuing officer.

Respondent is charged with a Class 1 violation of NYC Adm. Code 28-302.1 for failing to maintain building exterior walls facade and appurtenances: Observed at exposure 1 South elevation damaged roof cornice, spalled stone at 6th floor, cracked window pane 4th floor, spalling at South West corner and damaged joints East end and on 1 floor broken entry door glass

panel at retail/commercial area. Exposure 2 West elevation 5 floor damaged at window area. Exposure 4 damaged stucco and coping stone.

Ms. Lamberti submitted 25 photos on 10 pages. (P 1-10)

Ms. Dossett argued that the violation does not warrant the Class 1 designation. She stated that it is an older building; that there were no shards of broken glass; and that Respondent's filing in 2015 deemed the building Safe.

Ms. Lamberti stated that the violation was properly charged as Class 1 as there are numerous violating conditions, including a shattered window, which are hazardous and require immediate corrective action.

I find that the violation was properly charged as Class 1 as the photos show areas where the violating conditions appear hazardous and require immediate corrective action.

I credit the allegations in the Summons and find Respondent in violation.

Accordingly, the Summons is sustained, and the approved Class 1 penalty is imposed.

09/15/2026

09/15/2026

Jerilyn F. Rubin, Judicial Hearing Officer **Date**