



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: 035689890L et al. (1 Summons) DEPT OF BUILDINGS, -against- BNK 2019-BNK19 WEST 35TH STREE Hearing Date: 08/13/2026 Hearing Location: Remote Type of Hearing: By Telephone
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Total Penalty Amount: \$2,400.00
Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
035689890L	Sustained	02/21/2025	29 W. 35th St. Manhattan

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B223	BC3307 .1	Sustained	\$2,400.00

Findings of Fact & Conclusions of Law

This hearing was held via Court Call on August 13, 2026.

Respondent Bnk 19 W. 35th St. was represented by Phoebe Dossett, Esq.

Petitioner NYC DOB was represented by Henrietta Asieudu Baidoo, Esq.

Respondent is charged with a Class 2 violation of BC 3307.1. Summons #035689890L was issued for an alleged violation on 2/2/25 at 3:40 PM for 29 W. 35th St., New York, NY. The IO stated: Pedestrian protection does not meet code

specifications. Observed damaged/deteriorated mudsills and sidewalk shed panels.

Ms. Baidoo relied on the summons and submitted evidence which included the permit for the sidewalk installation, the DOB violation, the summons and aff. of service as well as photos showing the area-pp. 6-9 show the sidewalk shed with the information panel and photos of the shed.

Following review of Petitioner's evidence, Ms. Dossett denied the charge with no rebuttal.

Based on the above, I find that Plaintiff has presented a prima facie case and Respondent has not presented any sufficient defenses to refute the charge.

I credit Petitioner.

The Summons is sustained and a standard penalty is imposed as noted.

Caryn S. Gartenberg

08/25/2026

08/25/2026

Caryn Gartenberg, Judicial Hearing Officer

Date