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:** 035690409Y et al. (1 Summons) DEPT OF BUILDINGS, -against- 199 MALCOLM X, AMS LLC **Hearing Date:** 09/14/2026 **Hearing Location:** Remote **Type of Hearing:** By Telephone

Total Penalty Amount:**$5,000.00**

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

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
035690409Y	Sustained	05/21/2025	199 MALCOLM X BOULEVARD Brooklyn

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B1G1	28-207 .4.4 28-207.4.5	Sustained	$5,000.00

Findings of Fact & Conclusions of Law

The hearing was held on September 14, 2026. Phoebe Dossett and Robert duvlin- manager appeared on behalf of Respondent. Ralph Mondiello appeared on behalf of DOB. The summons charges a violation of 28-207 .4.4 28-207.4.5REMOVED OR DEFACED A WRITTEN POSTED VACATE ORDER.

DOB provides prhotos of the defaced vacate order. Witness denies the violation. Respondent provides time stamped photos from days before the ticket issuance. The photos do not show the vacate order on the date in question. I do not credit Respondent's general denial.

Therefore, summons sustained.



09/24/2026

09/24/2026

Eric Howard, Judicial Hearing Officer	Date