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# : 035690681N et al. (1 summonses) DEPT OF BUILDINGS, -against- GENESIS 28:12, LLC Hearing Date : 9/15/2026 Hearing Location : Remote Type of Hearing : By Telephone

Total Penalty Amount : 10,000.00	**Community Service(Hr):** Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
035690681N	Sustained	08/01/2025	246 E 46 ST , Brooklyn

LINE ITEM	OATH CODE	CODE SECTION / RULE	RESULT	PENALTY
1	B1F9	28-207 .4,28-207.4.6	Sustained	10,000.00

Total Penalty for Summons: 10,000.00

Findings of Facts & Conclusions of Law

DOB Attorney Anuj Vaidya, Esq. appeared for Petitioner DOB.Attorney PHOEBE DOSSETT, Esq. appeared for Respondent GENESIS 28:12, LLC.Mr. Vaidya submitted into the record R1 – a packet of 12 photographs of the cited conditions taken by the I/O. On 8/1/25, 246 E 46 ST, Brooklyn, the I/O issued this summons alleging a violation of 28-201.1 and 28-207.4 (Class 1).Ms. Dossett denied the charges, and her understanding is that when the vacate order was written, the tenants had vacated and then returned to the property to collect their items.Mr. Vaidya argued the owner is ultimately responsible for maintaining the premises and complying with the code. Here, upon review of the submitted evidence, I find it supports the allegation. Petitioner has proven its case by a preponderance of the evidence. I credit the sworn testimony of the I/O. Respondent did not present a meritorious defense or rebut the allegation. Respondent is in violation of the cited law and the summons is SUSTAINED.



09/15/2026 **09/15/2026**

Joseph Fan, Hearing Officer **Date**