



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: 035719038K et al. (1 Summons) DEPT OF BUILDINGS, -against- ST. ANDREWS ESTATES 26 LLC Hearing Date: 08/17/2026 Hearing Location: Remote Type of Hearing: By Telephone
--	--

Total Penalty Amount: \$0.00
Community Service(Hr): Not Applicable

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
035719038K	Dismissed	10/14/2025	26 St. Andrew Place Brooklyn

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B102	28-301.1	Dismissed	\$0.00

Findings of Fact & Conclusions of Law

Phoebe Dossett, Esq. appeared on behalf of the Respondent, ST. ANDREWS ESTATES 26 LLC.

Anuj Vaidya, Esq., appeared on behalf of the Petitioner, DOB.

The summons alleges a violation of NYC Administrative Code 28-301.1, failure to maintain building in code compliant manner.

Ms Dossett moved to dismiss the summons, arguing that the named Respondent had no connection to the property when the summons was issued on October 14, 2025. She presented a deed dated August 13, 2025, showing a transfer of the property

by the NYC Sheriff from Juan Acevedo to Brooklyn Real Estate 26, LLC. She stated that although the Respondent was on a deed for the property as a purchaser in 2014, there was a dispute over the property, and the seller shown on the deed in 2014 is the same seller as shown on the deed in 2025.

Mr. Vaidya argued that the 2025 deed showed zero transfer tax, indicating that it was not an arm's length transaction.

Ms Dossett noted that it was a transfer under a court order and that regardless of whether it was arm's length, the named Respondent was not on either side of the transaction.

I find that the Respondent's credible evidence shows that the named Respondent was not the owner of the property since at least August 13, 2025, and find that the Petitioner has not presented any credible evidence showing that the Respondent is connected to the property.

The summons is dismissed.

Sean Gralton

08/20/2026

08/20/2026

Sean Gralton, Judicial Hearing Officer

Date